



Chisholm, 3/31 McLorinan Street

Two Sold, One Remains.

Welcome to 3/31 McLorinan Street, Chisholm. Where the original meets the new, and brings the benefits of townhouse living with none of the drawbacks.

Positioned on the rear of the block, is your entry point into the great southern land of Chisholm. Newly built in 2023, this kind of opportunity does not come along often.

The property is located at the rear of the block, configured with 4 spacious bedrooms, 2 well equipped bathrooms and a double garage with internal access. All desirable features for the astute first home buyer or upsizer.

The property has it's own dedicated courtyard, with two separate living spaces and the master bedroom downstairs.

Upstairs is a generous study nook, large multi purpose room, an additional bathroom and



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale
\$799,000 +

View
ljhooker.com.au/GZ8H5W

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EER ★★★★★

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remaining three bedrooms, all with built in robes and additional storage in the multi-purpose room.

This property presents a rare opportunity to upsize on the home, yet still keep the qualities of a lock-and-leave property and reduce your maintenance responsibility.

Features:

- Brand new build
- Spacious, private courtyard, with grassed area
- Alfresco dining area
- Main bathroom boasts floor to ceiling tiles, and a freestanding deep soak bathtub, with floating vanity
- Generous Master bedroom with walk through robe
- 3 spacious bedrooms, all with built in robes
- Kitchen features a peninsula benchtop, gas cooking and quality stainless steel Bosch appliances
- Light filled open plan living, with glazed sliding doors to bring the outdoors in
- Generous study nook
- Dedicated water tank
- Double internal access garage

Rates - \$3,090 p.a.

Land tax - \$3,090 p.a.

Strata - \$3,570 p.a.

Want to know more information or arrange a private inspection? Please contact Charles Martin and Jack Flynn on 0414 544 796 or 0424 674 416.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

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More About this Property

Property ID	GZ8H5W
Property Type	Townhouse
House Size	167 m ²
Land Area	400 m ²
EER	4.5

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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