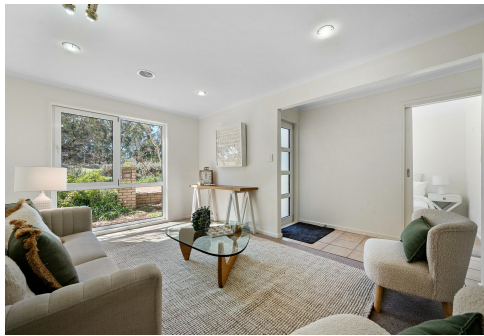




Richardson, 22 Longman Street

Sunlit, Secure, and Sustainable: Your Perfect Family Home

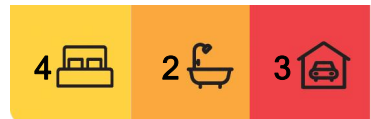
The next owners of this thoughtfully upgraded home are in for something truly special. Designed for modern comfort and energy efficiency, this home provides a peaceful sanctuary with beautifully established gardens and a smart blend of convenience and sustainability. From the newly renovated interiors to the quiet, leafy backyard, this is a home where new memories can easily take root.

Step inside and you'll immediately notice the well-planned layout. The heart of the home is a modern kitchen, renovated in 2017, which opens to a light-filled living and dining area—perfect for gatherings or everyday family life. The separate rumpus room, with its French doors opening out to the backyard, creates the perfect flow for indoor-outdoor living, while the bedrooms offer privacy and quiet, thanks to double glazing installed.

Energy efficiency has been a major focus here, with a 6-star energy rating and a solar



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.



For Sale

Auction 26/10/2024

View

ljhooker.com.au/1HKM1CF92

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EER ★★★★★★

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system with two 2.5kW banks, and a 5kW inverter. This ensures low energy costs and exceptional comfort year-round. The Velux skylights add an extra layer of natural light, enhancing the home's bright and welcoming atmosphere.

The gardens have been carefully designed for beauty and practicality. Two large trees, including a stunning Golden Elm and Claret Ash, provide shade and privacy, while established hedging and mulched vegetable beds offer plenty of space to create your own garden oasis. With water tanks on-site, the home's sustainability extends outside, giving you plenty of water to maintain the gardens year-round.

Located in a friendly, owner-occupied neighborhood, this home is just a short distance from public transport and main roads, making it as convenient as it is tranquil.

At a glance;

- Newly renovated kitchen and living areas (2017)
- Double-glazed windows and doors throughout
- Solar system: two 2.5kW banks with a 5kW inverter
- Freshly painted and carpeted (2024)
- Renovated family bathroom (2020) and ensuite (2018)
- Ducted gas heating system (installed 2017)
- Velux double-glazed skylights with solar-powered blinds (installed 2021)
- Double garage, additional carport, and workshop
- Established private backyard with large trees, hedging, and vegetable beds
- Water tanks for garden irrigation
- Quiet, family-friendly neighborhood
- Easy access to public transport and major roads
- Sheds and hothouse
- Within a 4-minute drive to Gowrie Primary School
- Within a 7-minute drive to Erindale Shopping Centre
- Within a 12-minute walk to Caroline Chisholm High School
- Within a 29-minute drive to Canberra CBD

Internal living: 170m²

Garage: 43m²

EER: 6

Rates: \$2,876 p.a

Land tax: \$4,735 p.a



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More About this Property

Property ID	1HKM1CF92
Property Type	House
House Size	170 m ²
Land Area	987 m ²
EER	6

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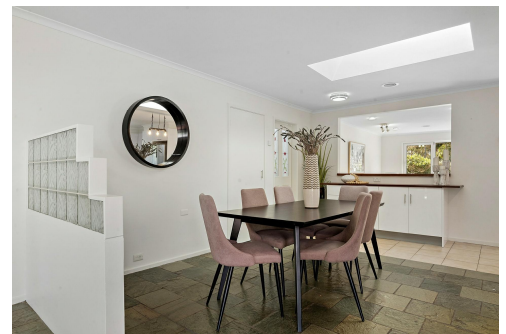
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22 Longman Street, Richardson

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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