






40 Shenton Crescent, Stirling

ENDLESS OPPORTUNITY ON 956M2 FLAT BLOCK

Auction Location: On-Site

This is a home where memories are made. Ideal for first home buyers, families and those with a vision for now or the future, 40 Shenton Crescent can be your picture-perfect ending. This three-bedroom, one bathroom home is the perfect entry into Weston Creek, with a spacious, 956m2 flat backyard full of endless possibility.

Positioned behind established front gardens, the home takes advantage of its corner position, allowing for a rarely found yet highly desired front garden, with spacious lawns and established greenery contributing to privacy. Stepping inside, the entrance hall leads you to the spacious formal living area, bathing in northerly light, complimented by ceiling fans and a R/C heating and cooling unit. Located adjacent for ideal separation from living areas yet easy flow, the kitchen has been well maintained and offering double electric oven and grill, dishwasher and plenty of bench and storage space, also overlooking the backyard. The kitchen area hosts a surprisingly spacious dining area, able to fit a large dining table with ease, plenty of room for family gatherings and celebrations.

3  1  2 

AUCTION

Tue 16th Jun @ 5:30PM

VIEW

Sat 13th Jun @ 9:00AM - 9:30AM

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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.

 **LJ Hooker**

Accommodation consists of three large bedrooms, all with built-in robes. The bathroom holds a large footprint, including large shower and partially separated WC, complemented by earthy textures, new basin and shower screen. The outdoors is a blank canvas, fully fenced with expansive flat grassed areas and a covered entertaining area, perfect for children and pets plus easy to maintain, or endless possibility with room to extend in future or create your own dream garden if desired.

Additional features include quality timber flooring throughout, double carport plus additional covered carspace, spacious separate laundry. This superb location is walking distance to St John's Primary, Stromlo High, Waramanga Shops, Cooleman Court, public transport and easy commute to Woden, City and Tuggeranong.

- Expansive, flat 956m2 block
- Single level home
- Separate living and dining areas
- Kitchen with electric cooking, great bench and storage space plus dishwasher
- Large bathroom with shower and partially segregated WC
- Separate laundry
- R/C heating and cooling unit
- Double carport plus additional covered parking space
- This property meets ACT minimum rental insulation standards

Land size: 956m2

Living size: 107m2 living

Land value: \$690,000 (2025)

Rates: \$4,191 p.a. (approx.)

Land tax: \$8,347 p.a. (approx.) (only if rented)

Construction: Ex-Gov residence circa 1970 (approx.)

EER: 1 star

MORE DETAILS

Property ID	JXCH5W
Property Type	House
EER	1

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

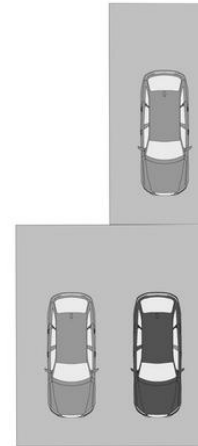
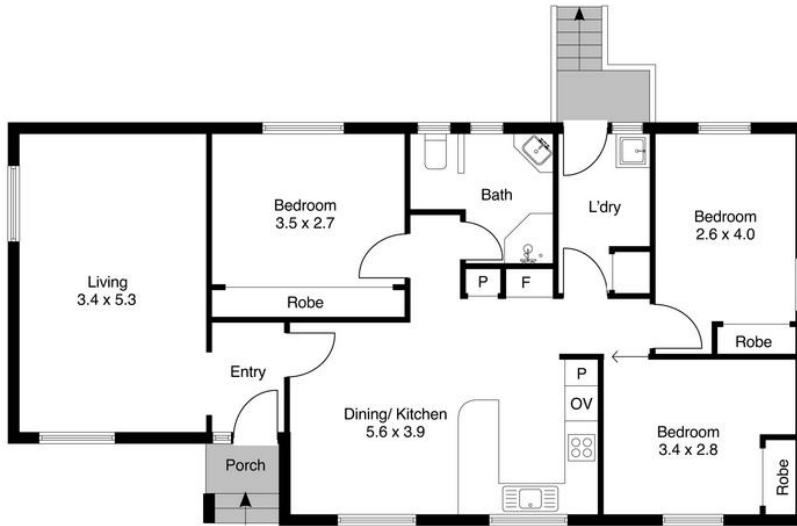
Emma Irwin 0422415008

Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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