






40 Shenton Crescent, Stirling

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ENDLESS OPPORTUNITY ON 956M2 FLAT BLOCK

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.

Accommodation consists of three large bedrooms, all with built-in robes. The bathroom holds a large footprint, including large shower

AUCTION

Wed 10th Jun @ 5:30PM

VIEW

Sat 23rd May @ 11:35AM - 12:05PM

AGENTS

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Interested parties must rely solely on their own enquiries.



and partially separated WC, complemented by earthly 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

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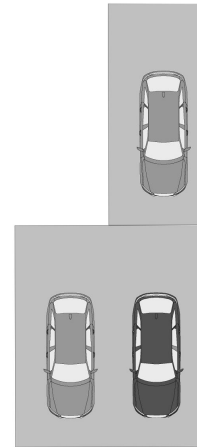
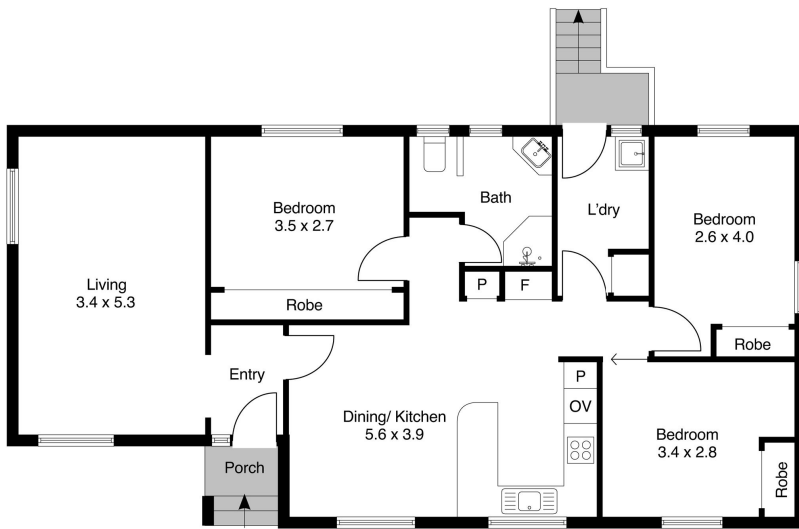
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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