



LJ Hooker
Manuka



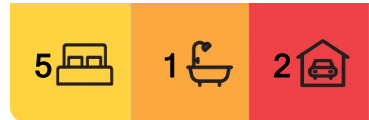
Weston, 46 Chevalier Street

Endless Potential in a Peaceful Location

Auction Location: On Site

Situated in a peaceful location, this property captures the unique charm of a 1970s era and presents exceptional renovation potential while maintaining its pristine condition. Held within the same family for 50 years, this home now offers an incredible entry-level opportunity in this well-established family-friendly suburb. While ready to move in, it provides generous living areas and presents an ideal canvas for modern updates or a complete transformation.

Bathed in natural light, this home's north-facing orientation creates a warm and inviting atmosphere throughout. The spacious lounge room serves as the heart of the house, featuring 5 bedrooms + study, a separate toilet accompanies a well-appointed bathroom complete with a shower and a separate bathtub, ensuring comfort for all. Meanwhile, the separate kitchen and dining areas create a welcoming space filled and ample room for



For Sale

AUCTION: Saturday 7th December, On site at 12:30pm

View

ljhooker.com.au/1TTKFMF

Contact

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family gatherings.

A dedicated laundry room adds further functionality, and a large separate garage and carport complete the residence, offering plenty of storage and parking options. With a sprawling 840m2 block, this property presents exciting potential for future enhancements. Whether you envision expanding, remodelling, or adding personal touches to make it truly your own, the possibilities here are boundless.

Ideally positioned in Weston, this property benefits from its proximity to Coleman Court Shopping Centre offering supermarkets, specialty stores, and medical facilities. The location provides easy access to quality schools with excellent public transport connections and just a short drive to Woden Town Centre, it's perfect for families seeking a comfortable home in a convenient location.

Key Features

- *Peaceful location on 840 m2 Block
- *Abundance of natural light
- *Formal lounge
- *Secured parking
- *Separate toilet
- *Entry level in a popular location
- *Enormous potential
- *Close to shops, café, restaurants
- *Easy access to Woden Town Centre and Canberra Hospital

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

More About this Property

Property ID	1TTKFMF
Property Type	House
House Size	163.36 m ²
Land Area	840 m ²
Including	Fully Fenced Liveability

Stephen Thompson 0418 626 254

Proprietor and Property Consultant | stephen.thompson@ljhmanuka.com.au

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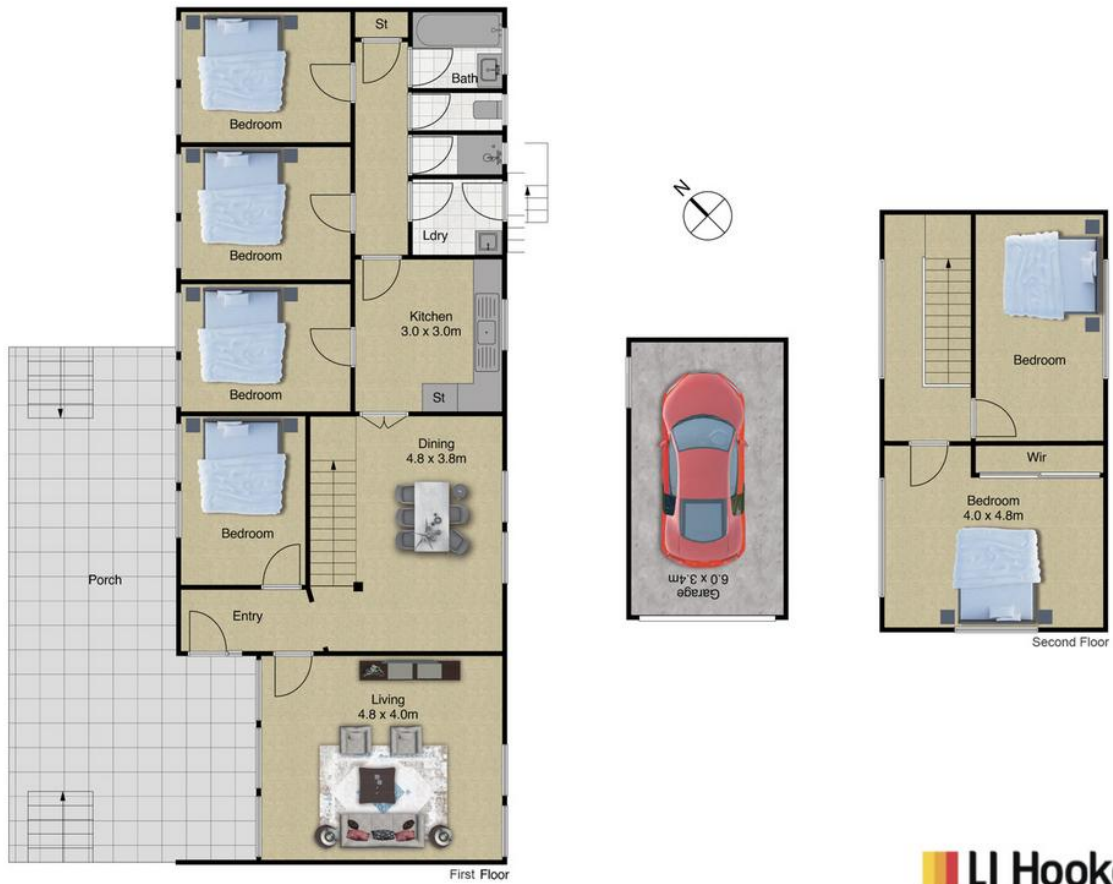
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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