4 PEAT PLACE, CHARNWOOD, ACT, 2615

SOLD

THE RENOVATION PROJECT YOU'VE BEEN WAITING FOR!

If you've been searching for an affordable three-bedroom home and wondering where all the renovation projects have gone, look no further! There's work to be done and a fair bit of elbow grease required, but if it were freshly renovated and ready to impress, we'd be asking a whole lot more for it.

As one of the most affordable three-bedroom houses in the Belconnen district, this is a chance to buy at the lower end of the market, tackle the improvements in your own time and reap the rewards later. Come prepared to look beyond what's here now and imagine what a few good decisions and a bit of hard work could achieve!

Set in a quiet little cul-de-sac, it's handy to Charnwood shops, Charnwood-Dunlop School and local bus routes, while Kippax and Belconnen are both within easy reach.

Summary of Features:
• Separate Lounge & Meals Areas
• Laminate Floors to Living
• Original Kitchen w/ Upright Gas Stove
• New Dishwasher Ready for you to Install!
• Plantation Shutters to Bedrooms & Meals Area
• Bathroom w/ Bath & Separate Shower
• Enclosed Double Carport w/ Auto Door
• Grassed Rear Yard w/ Garden Shed

Key Figures (all approx):
Built: Circa 1970 (ex. government)
Living: 103sqm
Block: 564sqm
Rates: $2,716pa
Rental: $550pw - $580pw (with some repairs)
EER: 0.0

Disclaimer: Whilst all care has been taken in preparing this information, no warranty is given as

3 BED | 1 BATH | 2 CAR

PRICE:
$630,000

OPEN FOR INSPECTION:
N/A

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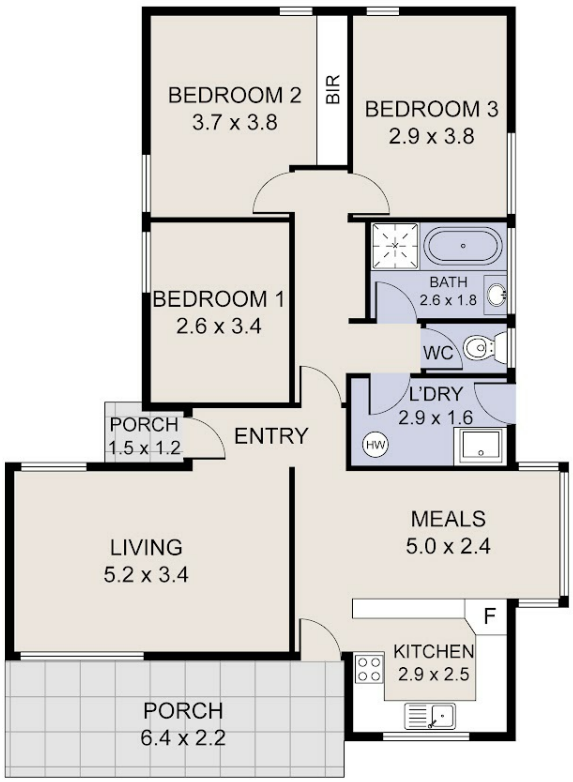
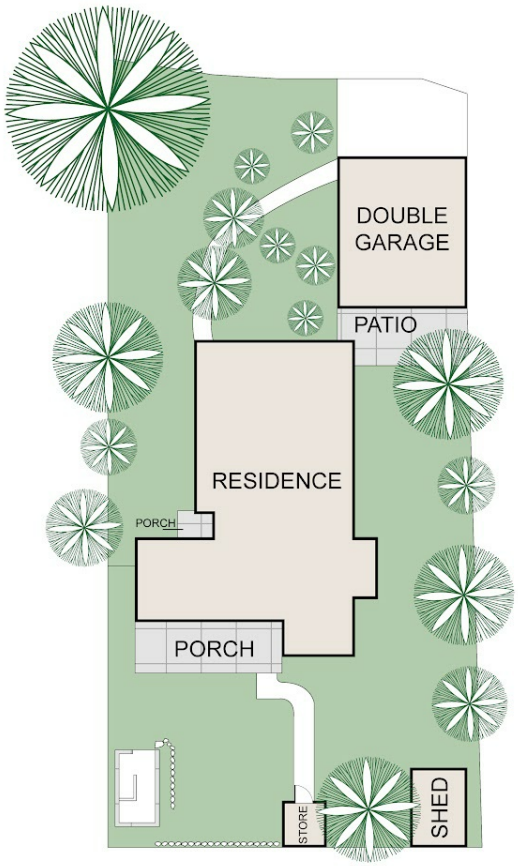


GROUND FLOOR



SITE PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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