

# 1 Wood Place, Chifley, ACT 2606

LUTON

## House For Sale

Saturday, 2 March 2024

1 Wood Place, Chifley, ACT 2606

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 1101 m2

Type: House



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**\$2,100,000**

Proudly positioned on a large corner block in the sought-after pocket of Chifley, this meticulously maintained and fully renovated family home on the high side of the street is perfect for those who love to entertain. Set on a 1101m<sup>2</sup> (approx) block and spaciouly spread across two levels, the home boasts the perfect blend between informal and formal living areas, four spacious bedrooms of accommodation and modern bathrooms. There is an expansive front terrace with sweeping views, perfect for entertaining and two additional decks that open from the casual living areas. The gardens have been beautifully landscaped and provide private entertaining options with an additional firepit area with built in sand stone seating. This property has had the hard work done and offers a functional and accommodating floorplan and is in a very convenient location, so close to Woden Westfield, excellent schools and 15 minutes drive to the Canberra CBD. Features: Currently leased at \$1400 P/W until August 2024 Beautiful street appeal Positioned on an elevated corner block with views Light-filled living over 297m<sup>2</sup> Formal lounge with original 1960s working fireplace Expansive front terrace LED Lights Double glazed windows Ducted gas heating, evaporative cooling and ceiling fans American Hickory hardwood floors and 100% wool carpet Dining room Kitchen, meals and family rooms creating the centre hub of the home, that also open onto two decks - allowing for sensational entertaining Kitchen with excellent storage, Smeg 900mm oven and range hood, Calacatta marble tiles and Ceasar stone bench tops Segregated master suit with walk-through-robe and ensuite with floor to ceiling tiles, double shower, double vanity and bath Bedrooms two, three and four with built-in-ropes and segregated on their own wing Main bathroom with floor to ceiling hand made Spanish tiles, Duravit sink by French designer Paco Jaanson and Duravit sink by French designer Philippe Starck Downstairs offers the large rumpus room / home office / gym, laundry, large wine cellar and additional storage Internal access from the garage with automatic door Double brick and insulated Landscaped and private gardens with room to move, automated irrigation system and reclaimed Canberra red brick path Sandstone retaining walls built by acclaimed Canberra stone mason Damian McCarthy Large rain water tank Solar panels and water heating Fire pit area and complete outdoor BBQ kitchen Short walk to Chifley shops and 'A Bite to Eat' cafe Close to Woden Westfields, Marist College, Melrose High and Canberra Hospital Currently rented as an executive family residence for \$1,400 per week Land Size: 1101m<sup>2</sup> approx Land Rates: \$4,245 approx UCV: \$972,000 approx EER: 2 Internal living: 297m<sup>2</sup> approx