

11/15 Charteris Crescent, Chifley, ACT 2606

Sold Townhouse

Thursday, 17 August 2023

11/15 Charteris Crescent, Chifley, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 132 m2

Type: Townhouse



Tim Ngo

0262094000

\$1,045,000

Located in a small boutique development with only 11 homes, this stunning 2 storey townhouse offers an ultimate living experience as well as a great sense of privacy thanks to its unique, slightly elevated position overlooking parkland. This is arguably the best located within the development & has the largest block. Step into a realm of luminance as you enter this radiant home, where the North aspect with an array of expansive windows invite an abundance of natural sunlight, infusing the living spaces with a delightful glow. Experience the essence of impeccable design as the open living area downstairs seamlessly extends to a covered patio, fashioning the ultimate setting for entertaining guests or indulging in the moments of serene relaxation. A private, fully fenced, and effortlessly maintained courtyard offers the perfect retreat to unwind and escape the urban hustle, all while providing a safe playground for both children and pets. Catering to the demands of contemporary living, the kitchen stands as a testament to both style and functionality. A stone island bench takes centre stage, harmonising with quality modern appliances, including gas cooktop, dishwasher and ample pantry. The downstairs ceiling heights are higher than standard & this helps to maximise a feeling of space. There are three spacious bedrooms that boast built-in robes (in two) and a large main bathroom including a bath & a separate shower. The main bedroom represents luxurious comfort, featuring a generously appointed ensuite and a walk-in robe, an essential feature for effortlessly curating your collection of fashion essentials. Positioned directly across from the entrance, the complex boasts a charming playground/parkland that offers convenient and boundless enjoyment for children. You will enjoy the peacefulness of the quiet location and within walking distance to the local Chifley shops, Woden Town Centre, Canberra Hospital, Marist College & Mount Taylor Nature Reserve. A wealth of amenities awaits you, encompassing everything you need from hospitality, retail to healthcare and more. Features: • Corner townhouse in a boutique complex of only 11 homes • Extra side windows for loads of light & space • Located in a quiet & peaceful area. • Seamless indoor & outdoor living areas • Spacious & covered patio – great for BBQ's • Large well-maintained courtyard. • Ducted air conditioning (Heating & Cooling) • Double glazed windows – low running costs • Quality Smeg kitchen appliances Essentials: • EER: 5 • Living size: 132 sqm • Block size: 202 sqm • Garage size: 37 sqm • Rates: \$2,548 p.a approx. • Land tax: \$3,474 p.a approx. (investors only) • Strata Levies: \$2,848 p.a approx. • Age: 7 years (Built 2016) • Rental Estimate: \$670.00 to \$700.00 per week.