

112 Perry Drive, Chapman, ACT 2611



House For Sale

Friday, 3 May 2024

112 Perry Drive, Chapman, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 684 m2

Type: House



Alec Brown
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Kaine Walters
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Auction 18/05/2024

Discover the perfect blend of comfort and style in this meticulously designed family home in the sought-after suburb of Chapman. Boasting four bedrooms and multiple living areas, this updated residence offers a seamless flow throughout, ensuring every member of the family can enjoy the warmth of the fireplace from various entertaining spaces. The spacious modern kitchen features a new island bench, perfect for socialising or extra workspace. Retreat to the luxurious master bedroom complete with an ensuite and oversized robe, while three additional bedrooms with built-in robes provide ample accommodation. Entertaining is a breeze with the expansive outdoor area easily accessible from indoors, surrounded by stunning newly landscaped gardens for effortless enjoyment. Set back from the street behind established hedges, this home offers privacy and tranquillity, enhanced by energy-efficient features such as solar panels and double glazing, contributing to its impressive EER rating of 2.5. With generous living spaces spanning 162.20sqm, a carport of 18sqm, all situated on a spacious block of 684sqm, this home presents an ideal opportunity for modern family living. Built in 1974, it seamlessly combines modern updates with timeless charm, offering a lifestyle of comfort and convenience for years to come. Don't miss out on the chance to call this exquisite residence your own - contact us today to arrange a viewing and experience the perfect blend of comfort and sophistication.

Property Features Include:

- Comfortable floorplan allowing you to enjoy the fire place from all entertaining areas
- Multiple living areas for the whole family
- Large kitchen with a new island bench perfect for entertaining or extra space
- Gas stove top, electric oven and LG dishwasher fitted for easy use
- Master bedroom situated at the front of the home with an ensuite and oversized robe
- Three additional great sized bedrooms all with built in robes
- Entertaining is a breeze with the expansive outdoor area easily accessible from inside
- Newly landscaped surrounding gardens
- Deck installed in 2021
- Private, quiet and set back from the street
- Solar: Approx 1.5kw
- Double Glazing throughout
- Ducted gas heating, Fireplace, Ducted evaporative cooling
- EER: 2.5
- Living: 162.20sqm
- Carport: 18 sqm
- Block: 684sqm
- Built: 1974
- UV: \$643,000 (2023)
- Rates: \$3,481pa
- Land Tax: \$6,061pa (Investors only)

Close Proximity to:

- Chapman Primary School
- St. John Vianney's Primary School
- Arawang Primary School
- Mount Stromlo High School
- Cooleman Court
- Chapman IGA
- Cooleman Ridge Nature Reserve
- Arterial Roads, public transport, local parks and sporting ovals

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.