

156 Namatijira Drive, Chapman, ACT 2611

MY MORRIS

Sold House

Thursday, 10 August 2023

156 Namatijira Drive, Chapman, ACT 2611

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Type: House



Tahlia Morris
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\$1,100,000

My new owners will love: -☑My spacious and versatile floor plan with six-bedrooms and three living spaces-☑My wonderful outdoor entertaining options and in-ground swimming pool-☑My unique and character filled design with raked ceilings and exposed beams-☑My convenient location in a sought-after suburb, in area for Chapman Primary

Spacious and exceptionally versatile, this six-bedroom, two-bathroom home is located in a sought-after suburb with ease of access to amenities. Just a short walk to the well-regarded Chapman Primary, neighbourhood ovals and the local shops, this is a wonderful opportunity for young families to upsize into a coveted suburb. Thoughtfully extended and renovated, this home offers extensive accommodation options to suit a variety of living arrangements. With six bedrooms and three living spaces, there is plenty of versatile space for the whole family. The potential is endless, there will be room for a great home office, gym or hobby room. Positioned off the entry, the formal living space has gorgeous, raked ceilings, exposed beams and an open fireplace for beautiful winter ambience. With an emphasis on indoor to outdoor living, cedar sliding doors have been installed from the family room and dining space to ensure seamless flow and effortless entertaining. Split level in design, the Kids Quarters is only a few steps down, and is complete with three bedrooms and a media room - perfect as a kids play area, TV space or teenager's hangout. A true entertainer's delight, hosting family and friends will be an absolute dream year round. With easy access to the kitchen and dining spaces, you will gather on the elevated and expansive deck and watch the children while they have endless fun in the inground swimming pool. With great outdoor options, you can take advantage of the lower deck with your morning cuppa, or huddle around the raised firepit and roast marshmallows on cool winter evenings. With something special for everyone, this is a wonderful and versatile family home. Vacant and ready for its new owners to move in and make it their own, six-bedroom homes are a rarity and this is an opportunity not to be missed. If you have been searching for a home that offers a little more, be sure to inspect 156 Namatjira Drive, Chapman. My features include:

- ☑Spacious and versatile six-bedroom, two-bathroom family home
- ☑Great location, in area for Chapman Primary School
- ☑Three separate living spaces including segregated media/kids play room
- ☑Light filled main living area with raked ceilings, exposed beams and open fireplace
- ☑Segregated main bedroom with built in robes and ensuite bathroom
- ☑Updated kitchen with stainless steel appliances, dishwasher, pantry, electric cooktop and garden outlook
- ☑Ducted gas heating and open fireplace provide comfort in the cooler months

My lifestyle: 9 minute walk to Chapman Primary School 6 minute walk to the neighbourhood ovals 1 minute drive to the Chapman shops 4 minute drive to the Weston Shopping Precinct 7 minute drive to Westfield Woden 18 minute drive to Canberra CBD 17 minute drive to the Parliamentary Triangle

My specifics: Land Size - 825m² Living Size - 188m² Rates - \$3,243 p/a Land Tax - \$5,212 (if rented) UV - \$693k Year Built - 1973