

**2/5 Sidaway Street, Chapman, ACT 2611**

LUTON

**Townhouse For Sale**

Friday, 1 March 2024

2/5 Sidaway Street, Chapman, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 124 m2**

**Type: Townhouse**



Tim and Justine Burke  
0411878587



Julia Atkinson  
0410141016

## Auction

A prime location in a premium suburb is the setting for this fantastic property, with a floor plan that maximises functionality, design elements that add architectural features, and the perfect balance of interior and outdoor spaces. Showcasing modern exterior and interior aesthetics, the single-level home comprises three bedrooms. The main is segregated at the front with dual aspect windows, walk-in wardrobe and ensuite. The second and third bedrooms adjoining the living space have built-in wardrobes and share the family bathroom that separates them. The heart of the home is the fabulous open-plan kitchen and dining area with polished hardwood floors and an abundance of light from dual large windows plus a strip of high windows that emphasise the high ceilings. The galley kitchen has stone bench tops, a breakfast bar, 4-burner gas stove and dishwasher. The living room is a generous size, bright and airy with large windows with a leafy outlook. Soft carpeting adds comfort to the living room and bedrooms, while ducted reverse-cycle heating and cooling provide ambient comfort throughout. The laundry is next to the kitchen and has external access. The living room and kitchen/dining space have direct access to the elevated, covered entertaining deck with sheer auto bistro blinds. Protected on two sides and with treetop views, it is a gorgeous spot to enjoy outdoor dining and relaxing. Steps down from the deck is the leafy backyard with established, low-maintenance garden. The double auto-door garage has internal access plus there is an additional parking space for a car, boat or trailer. This home is super conveniently positioned for both downsizers seeking to enjoy an easy lifestyle, and families with school-age children, with the Chapman shops, Chapman Primary School and bus stops all within 200m from the front door. Features:-  
- Modern single-level, tri-occupancy home in prime location  
- No Body Corporate fees (shared Common Property Insurance only)  
- Segregated main bedroom with walk-in wardrobe and ensuite  
- Separate lounge and dining areas  
- Light-filled open plan kitchen/dining zone  
- Modern kitchen and bathrooms  
- Ducted reverse-cycle heating/cooling  
- 5kW solar system  
- Lovely covered entertaining deck with three direct access points  
- Super-close to Chapman shops, primary school and bus stops  
- Rental appraisal of \$700 to \$750 per week  
EER: 5  
Land Size: 389m<sup>2</sup>  
Living Size: 124m<sup>2</sup> (approx.)  
Land Rates: \$2,852 p.a (approx.)  
Building insurance: \$1,003 p.a