

25 Beaumont Close, Chapman, ACT 2611

LUTON

House For Sale

Thursday, 15 February 2024

25 Beaumont Close, Chapman, ACT 2611

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 1672 m2

Type: House



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Auction

An amazing residence set high in Chapman with expansive views to the north. A residence that has been extensively extended and renovated over the years to give it a palatial standing in the heights of Chapman. Backing open grassed areas of Mt Arawang offers peace and privacy and no rear neighbours. Boasting magnificent open planned living areas, front and back. The rear offers a huge covered alfresco area and garden cottage overlooking the large inground pool. Offering multiple formal and informal living areas for a large-scale entertaining including the serene front terrace and rear covered alfresco area + pool room. An incredible open-plan kitchen creates the centre hub of the home, overlooking both the views and living areas and then out to the in-ground swimming pool. Accommodating with five spacious bedrooms, four bathrooms and four car garaging. This stunning residence's spectacular north-facing design stands the tests of time in terms of luxury, style and family functionality. Features: Hamptons-inspired residence Elevated in Chapmans Dress circle address 1672m2 north facing offering backing Mt Arawang 392m2 approx of expansive internal living Panoramic views across Canberra Double glazed windows Formal entrance way with feature spiral staircase Multiple formal and informal living areas Light-filled living Large front terrace taking in the full north aspect and views Beautiful kitchen with island bench, stone benchtops and stainless-steel Miele appliances Formal lounge and dining room opening onto front terrace Living area and meals opening onto rear alfresco Expansive covered alfresco entertaining area with outdoor kitchen and a large pool room Solar heated, in-ground concrete pool Master retreat with dressing room Ensuite with floor to ceiling tiles Three additional bedrooms on main level, bedroom two with ensuite Main bathroom with floor to ceiling tiles Bedroom five is segregated with its own living room and bathroom, superb for home office or extended family with its own entrance Rumpus/cinema room downstairs with storage Large four car garage with automatic door and internal access Large laundry Solar panels Automatic garden irrigation system Rainwater tank Ducted reverse cycle heating and cooling Established, manicured private gardens Direct reserve access Short drive to Cooleman Court Shopping Centre and easy access onto the Parkway to the City & Parliamentary Triangle Excellent schools in the area Internal living area: 392m2 approx Garage/store: 214m2 approx EER: 4.5 Land Size: 1672m2 approx Land Rates: \$4,831 approx UCV: \$871,000 approx