

# 3 Maplestone Place, Chapman, ACT 2611



## House For Sale

Wednesday, 24 April 2024

3 Maplestone Place, Chapman, ACT 2611

Bedrooms: 3

Bathrooms: 2

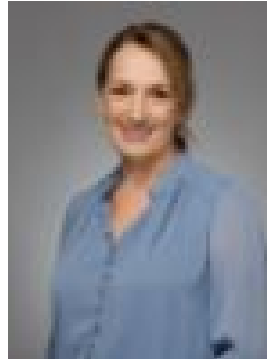
Parkings: 2

Area: 820 m2

Type: House



Matt Sebbens  
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## Auction

Nestled in a serene cul-de-sac, 3 Maplestone Place is the epitome of contemporary luxury and refined lifestyle. This impeccably renovated single-level residence seamlessly blends modern sophistication with the tranquillity of its peaceful surroundings, offering an unparalleled living experience. Upon entering, you'll be captivated by the seamless flow of light-filled open-plan living spaces, adorned with the warmth of recycled Blackbutt timber flooring. The expansive layout effortlessly connects to the meticulously renovated kitchen, complete with premium appliances and a generous island bench – ideal for culinary enthusiasts and entertaining alike. Designed for versatility and functionality, the thoughtfully crafted floor plan features three bedrooms nestled at one end of the home, including a luxurious master suite with a renovated ensuite, while a secluded fourth bedroom or flexible space awaits at the opposite end – perfect for a rumpus room, home office, or guest retreat. Step outside to discover your own private oasis, where manicured gardens and outdoor entertaining areas embrace the home, offering picturesque views from every angle. Whether unwinding by the sparkling in-ground pool or hosting guests on the inviting rear deck, every moment spent here is infused with relaxation and serenity. Beyond the boundaries of the property, gated access leads to the neighbouring oval and park, extending your living space and providing endless opportunities for outdoor recreation and leisure. Boasting a prime location just steps away from the esteemed Chapman Primary School and the bustling Chapman shopping precinct, this unique property presents a rare opportunity for a discerning buyer.

Features

- Open-plan living room
- Kitchen with large island and 900mm Smeg freestanding stove
- Multi-purpose room ideal as rumpus, home office or 4th bedroom
- Blackbutt flooring throughout living spaces
- Main bedroom with walk-through robe and ensuite
- Renovated main bathroom
- Double-glazed windows throughout
- Ducted reverse cycle heating & cooling
- Evaporative cooling and 3 split systems
- Solar and gas-heated inground swimming pool
- Solar panels installed
- Beautifully landscaped gardens with decks
- Retractable rear awning with remote control
- Rear access directly onto Chapman Primary School oval
- Double garage with a covered path to the front door
- Computerised irrigation system
- Upgraded main switchboard
- Repainted externally

Living size: 171m<sup>2</sup> approx. Garage: 42.25m<sup>2</sup> approx. Land size: 820m<sup>2</sup> Year built: 1974 Rates: \$3,536 Land tax: \$6,177 UV: \$655,000