

# 3 Wood Place, Chifley, ACT 2606

## Sold House

Sunday, 24 September 2023

3 Wood Place, Chifley, ACT 2606

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 898 m<sup>2</sup>

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Contact agent

A fantastic opportunity is now available for you to secure a well maintained, brick veneer home, situated in one of Chifley's most sought after and tightly held cul de sac locations. This elevated privately built home boasts sundrenched north facing open plan living area, adjacent dining / meals area which extends to kitchen that has a beautiful leafy outlook across the rear gardens. The four generous bedrooms, all with built in robes, serviced by the main updated bathroom provides the accommodation. Other features include an oversize single garage under, ducted gas heating and air-conditioning in the living area. Within a short stroll to reserve Woden and Chifley shopping precincts. An outstanding opportunity awaits. Additional features:- Quiet sought after cul de sac location - High side of the street- North facing - Ducted gas heating- Private brick veneer home- Four generous bedrooms (all with built in robes)- Sun filled lounge and dining areas- Polished floors throughout - Kitchen overlooking rear gardens- Updated main bathroom- Separate toilet- Additional built-ins in the hallway- Ample storage under- Oversize single garage under- Back yard is a blank canvas- Close to Chifley shops, with its playground, supermarkets and café,- Close to the supermarkets and restaurants of Mawson and Woden Plaza - Stroll to the walking trails of Mount Taylor; local schools: Canberra College, Melrose High, Lyons and Torrens Primary schools, Marist; - A friendly neighbourhood feel in a quiet cul-de-sac; one of the cul de sacs off the tightly held Wilsmore Crescent loop; arguably not a better block available in Chifley- Potential to further improve / extend- North-facing block with plenty of sun, generous size with wide frontage; - Includes finished and approved plans for a new home designed for the site by sought after Canberra architect Rob Henry (now called Studio Heim), or a perfect blank canvas for substantial renovation project. Rates: \$4,256 pa Land tax: \$7,705 pa UV: \$972,000 EER: 1.0 Living: 149sqm Block: 898sqm