

# 31A Maclaurin Crescent, Chifley, ACT 2606



## Sold Townhouse

Sunday, 20 August 2023

31A Maclaurin Crescent, Chifley, ACT 2606

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 350 m<sup>2</sup>

Type: Townhouse

**\$1,315,000**

MASSIVE PRICE REDUCTION AGAIN!! Designed for classic modern comfort with dual living area options and a due north aspect, this quality built sun drenched town residence leaves little to be desired. Bringing a luxe feel to the Woden fringe, it's beautifully appointed throughout with off white quality auto blinds and double glazed windows, with large square set tiled floors in the downstairs living quarters. A sublime 7 metre vaulted ceiling in the living area provides maximum exposure to the sun's rays and features exposed brick finishes to the entry wall. The stone and timber finish kitchen offers a walk in pantry, a 900mm induction cook top and oven, and all the trimmings one would expect in such a classy offering. 4 bedrooms await upstairs, all oversized in dimensions and boasting lots of light throughout with skylights to enhance the light filled ambience. The main suite offering a link to the lounge void below via a sliding picture window. A nice add on perhaps unseen before? Also, just for the mum and dad that like their "toys" outback awaits the hidden gem! 68m<sup>2</sup> of garage space for those little extra's that you didn't want to sell when you moved from your big block!! With a prime address steps from Dempster Park, a "bite to eat" coffee shop and less than five minutes from the CBD, it boasts flawless credentials for an executive lifestyle of distinction. With the children able to walk to school, this just might be the one for your family mix! What more you say? - Newly built property with an emphasis on functionality and flow - North facing - Lots of internal storage - Segregated versatile media room, office or 4th bedroom option at the rear of the home - Upstairs sliding doors lead to a covered entertainers' patio for warm summer nights - Stone benchtops, with 900mm induction cooktop and oven - Walk in pantry - Master bed with private viewing window to the lounge below - Large couple's ensuite with double vanities and added storage cabinets - Form fitted walk in robes - Full bath in the children's bathroom - In slab heating in bathrooms & living - Guests W/C on the ground level - What a bonus! Massive 68m<sup>2</sup> garage with under stair storage - Reverse cycle heating cooling - Solar hot water system - Upstairs auto skylights & study nook - Oversized bedrooms - 7 metre north facing windows to the living area - Motorised blinds to the living room main windows - Double glazing throughout - Large water tank at rear - "Bite to eat" café 3 minutes away - 10 minutes walk to Westfield Shopping centre - Short pushbike ride to Marist and Melrose Schools - 180m<sup>2</sup> of light filled living space - Rates and land tax to be determined