

**39A Gledden Street, Chifley, ACT 2606**

**McIntyre**  
PROPERTY

**Duplex/Semi-detached For Sale**

Saturday, 9 December 2023

39A Gledden Street, Chifley, ACT 2606

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 189 m2**

**Type:**

**Duplex/Semi-detached**



Colin McIntyre  
0262949393



Kieran Jackson  
0262949393

**\$950,000+**

This immaculate turn-key dual occupancy residence built in 2005 is situated in one of the most sought-after areas, this property promises a lifestyle of comfort and convenience. As you step through the entrance, you are greeted by a formal lounge and dining space that basks in the glow of natural light, creating an inviting atmosphere for both relaxation and entertainment. Follow through to the heart of the home, a spacious kitchen adorned with a large island bench, ample cupboard and bench space, stone bench tops, and top-notch appliances, including a sizable free-standing oven and gas burner cooktop. The kitchen is complemented by a great-sized pantry, glass backsplash and a convenient wine rack, catering to your culinary desires. Adjacent to the kitchen is the family room, a perfect retreat for unwinding and creating lasting memories with loved ones. The four generously sized bedrooms, all featuring built-in robes, offer versatile living options. The master bedroom, thoughtfully segregated, boasts a spacious ensuite bathroom and a walk-in robe, providing a private oasis for relaxation. Stay comfortable throughout the seasons with the added luxury of ducted reverse cycle heating and cooling. Whether you're hosting gatherings or enjoying a quiet evening, the excellent deck is the ideal space to entertain family and friends. The easy-care gardens add a touch of greenery without the hassle. Plenty of parking with a large 70.66sqm double garage with extra toilet, plus plenty of off-street parking available. This fantastic property is strategically located, providing easy access to a choice of schools, shops, and public transport. Embrace the convenience of a lifestyle where everything you need is just moments away. Don't miss the opportunity to make this stunning property your home. Contact us now to arrange a viewing and witness firsthand the epitome of modern living in a coveted location. Your dream home awaits!

Features Include:

- Formal and informal living areas
- Beautiful kitchen with stone benchtops
- Four good sized bedrooms
- Master bedrooms with ensuite bathroom and walk-in robe
- Ducted reverse cycle heating and cooling
- Separate laundry
- Lovely entertaining deck
- Easy care gardens
- Large double garage with extra toilet + off-street parking
- Fantastic location

Outgoings & Property Information: Living size: 189.2sqm Block size: 483 sqm Garage size: 70.66 sqm Year Built: 2005 EER: 3.0

Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.