

# 4/3 Charteris Crescent, Chifley, ACT 2606

## Sold Townhouse

Friday, 1 March 2024

4/3 Charteris Crescent, Chifley, ACT 2606

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jonathan Charles  
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**\$1,300,000**

Presenting a rare and unique opportunity to live amongst the hills in sought-after Chifley, these architecturally designed, free standing townhouses exude quality and elegance, built to the highest standard, with attention to detail and exemplary finishes. The floorplan offers flexibility and convenience, with three bedrooms upstairs and another on the ground level. The downstairs bedroom at the front of the home, equipped with a walk-in robe and chic ensuite could serve as a parent's retreat, guest accommodation or home office, depending on your lifestyle. The open plan kitchen with kitchen island and dining area is fitted with Bosch appliances and a walk-in pantry, perfect for creating culinary masterpieces and entertaining friends and family. The alfresco area is accessible from both the dining area and lounge room creates an ideal indoor/outdoor flow, perfect for entertaining. With two separate lounge areas downstairs, there is plenty of room for the whole family to spread out and enjoy this beautiful home. A double garage, separate powder room and laundry adjacent to the outdoor area complete the downstairs area of this townhouse. Upstairs you will find three bedrooms with built-in robes, a bathroom and separate toilet. Designed for comfort and with abundant space, these free-standing homes are located just a short stroll to the popular Chifley shops where you will find a local grocer, playground with sports court and local favourite 'A Bite to Eat' café. The fantastic walking and biking trails of Mount Taylor and Oakey Hill Nature Reserves are located within easy reach, as are Marist College, Melrose High and Sacred Heart Primary School. There has never been a better time to call Woden Valley home, with the Westfield Woden upgrades offering cinemas, shopping and banking. The town centre's new restaurant and bar precinct has established itself as a go-to destination and ease of access is provided by public transport including the upcoming light rail. Features: -Flexible floor plan, one bedroom on ground floor, three upstairs -Abundant storage, main bedrooms with walk in robe, three with built-ins -Multiple living areas -Large alfresco area -Open plan kitchen with walk in pantry -Double garage -Separate powder room downstairs Figures: - Living size: 151m<sup>2</sup> - Garage: 35m<sup>2</sup> - Alfresco: 9m<sup>2</sup> - Strata: \$3,800 p.a. approx.