

4 Simmons Place, Chapman, ACT 2611

VERV

House For Sale

Wednesday, 22 May 2024

4 Simmons Place, Chapman, ACT 2611

Bedrooms: 6

Bathrooms: 3

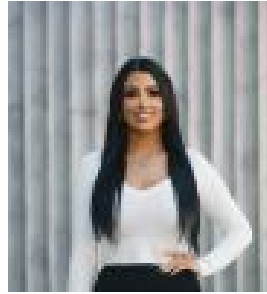
Parkings: 3

Area: 2341 m2

Type: House



Jason Roses
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Sharna Sinclair
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Auction

This exquisite residence is set high within Chapman Heights and offers breathtaking and uninterrupted views. An exceptional residence positioned on an enormous and elevated 2341m² parcel of land backing Cooleman Ridge Nature Reserve with direct access, arguably one of the best positions within the suburb of Chapman. The ultimate lifestyle is afforded to those who live along Cooleman Ridge with access to excellent walking trails, bike paths, nature and impressive vistas, an undeniable location and the ultimate lifestyle. Number 4 is a grand, double-story six-bedroom, three-bathroom family home that is built under an extraordinary 535m² under roofline, offering three separate living areas. This residence has been substantially updated throughout which includes a gorgeously renovated main living area with a renovated kitchen finished with 40mm stone benchtops, soft close drawers, an island benchtop, stone splash back, quality kitchen appliances and a spacious walk-in-pantry and all finished with custom joinery and cabinetry. The stunning living space has also been finished with double-glazed windows and bi-fold doors, engineered floating timber floors and a designer gas fireplace to finish off this cosy and welcoming living area. Perfectly suited and designed for larger families looking for flexible living arrangements, with both the formal and informal living and five bedrooms all located upstairs, with the rumpus, bedroom 6, newly renovated ensuite, and storage room all located downstairs. The downstairs space would be perfect as a teenager's retreat, for live-in family members or perhaps even as a home office, the options are endless. The outdoor entertaining includes a remarkable 43m² covered terrace that has been newly tiled and offers direct access from the main living area, bed 2, bed 3, bed 4 and the master bedroom all of which offer spectacular views. The backyard is also large and private with mature hedging along the fence line. Located within the popular suburb of Chapman the home is within proximity to the local shops, Cooleman Court Centre and a short drive to some excellent schools. Features Include: -?Gorgeous Architectural Home -?Enormous 2341m² parcel of land -?Backing Cooleman Ridge Nature Reserve with direct access -?Breathtaking views of Telstra Tower and beyond -?Generously built over 535m² under roofline -?Doble glazed windows and doors* -?Enormous 32m² covered and newly tiled terrace -?Engineered timber flooring in the main living space -?Six generous bedrooms + fully study room -?Three full bathrooms (ensuite x 2 & main) -?Two powder rooms on upper level for guests -?Three-car garage with internal access and automatic doors -?Three separate living spaces -?Designer kitchen with 40mm stone benchtops, stone splashback, under-mount double Franke sink, large island benchtop, soft close drawers and custom cabinetry -?Quality kitchen appliances; Miele Dishwasher, AEG Ovens x 2, Induction Cooktop, -?Walk-in pantry with 40mm stone benchtops, stone splash back, soft close drawers and custom cabinetry -?Spacious master bedroom with walk-in-robe and ensuite -?Bedroom 6 downstairs with built-in-robe and newly renovated ensuite -?Bi-fold doors opening onto the spacious terrace -?Gym/wellness area located on the lower level -?Large storage area downstairs -?Ducted reverse cycle heating and cooling (top floor) -?Large laundry offering ample storage with external access directly to the clothesline -?Large under-stair storage - the perfect wine cellar -?Gorgeous and established gardens -?Beautiful walking trails -?5-minute walk to Chapman Shops -?5-minute walk to Chapman School -?Can access the school and shops without crossing a main road -?Short drive to Cooleman Court Updates by the owner include; -?Engineered floating timber floors -?All lights updated LED -?Painted inside and outside -?Premium Vinyl Kardneean flooring -?Updated blinds and window treatments -?Updated and renovated entry tower to floor-to-ceiling windows -?Battery-operated blinds in bedrooms 2, 3 and 4 -?Patio with brand new tiling and rumpus room -?Fully renovated ensuite downstairs in Bed 6 Date of Completion: 1974 (has been updated and extended refer to contact) EER: 1.5 stars Block: 2,341m² (approx.) Living: 404m² (approx.) Terrace: 32m² (approx.) Storeroom: 24m² (approx.) Garage: 75m² (approx.) UCV: \$848,000 (approx.) Rates: \$4,719 per annum (approx.) Land Tax: \$8,680 per annum (approx.)* Double glazed windows only in renovated living, entry tower, and bed 6 downstairs