

# 40 Wilsmore Crescent, Chifley, ACT 2606

## House For Sale

Monday, 27 May 2024

40 Wilsmore Crescent, Chifley, ACT 2606

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1846 m2**

**Type: House**



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## Auction

**Auction Location: On-Site** Situated on a popular elevated Chifley street backing Mt Taylor reserve, this modernised character home sitting on a stately 1846m<sup>2</sup> block is bursting with charm, offering the most sensational views and is surprisingly spacious and versatile – an impressive street presence yet getting better and better as you move through the home and notice each new feature or inclusion. Offering 298m<sup>2</sup> of internal living space over two levels, the intelligent floor plan provides ample options for a household of any type, with several entertaining areas, fantastic multigenerational living options, incredible storage space and a tennis court. Positioned privately behind established front gardens, the upper level offers a large formal living area with wall-to-wall windows offering an incredible north facing views and ensuring the room is flooded with light, which can reach 22 degrees without heating in Winter. There is also a formal study, which can be opened up as an extension of the living area. This space flows through to a formal dining area with space for the whole family and yet another view to enjoy whilst you dine and entertain. Taking centre stage is the large gourmet kitchen, beautifully renovated with stone benchtops, gas cooking, double wall oven, dishwasher and large walk in pantry. Ensuring easy entertaining, an additional family room is adjacent, allowing for separation when desired, and easy flow to the outdoors. The master bedroom is located at the front of the home, complete with large walk-in robe and ensuite. Three other bedrooms are on this level, perfectly positioned to be able to be locked off, acting as a self-contained residence. Two bedrooms have walk in wardrobes, the third could act as a living/dining area, plus there is a powder room and separate shower room, plus kitchenette (easily converted back to a bathroom). The lower level offers yet another multigenerational living option, the ideal teenagers retreat or guest accommodation, with a spacious living room plus separate bedroom and ensuite. Outdoors is truly your 'little bit of Eden' – a large, private oasis which has been lovingly designed and maintained, immerse yourself within the alfresco entertaining area with patio and climbing plants, paved areas and expansive lawns for a magnitude of entertaining options, plus a full sized tennis court. Enjoy established and fruitful lemon, kumquat, olive, apple, cherry and apricot trees. The garden has been designed for year-round beauty, but is also surprisingly easy-care. You also have direct access to the Mt Taylor reserve. Additional features of the home include double garage with internal access plus plenty of off-street parking, fantastic storage options with storage rooms both upstairs and downstairs, ducted gas heating and electric shutters. The location offers wonderful convenience with Chifley and Pearce local shops, close by. The local oval, playground and nature reserve are just moments away. Southlands Shopping Centre, Woden Town Centre, Canberra Hospital and access to the Tuggeranong Parkway are only minutes drive.

**Features:-** Elevated block backing Mt Taylor Nature Reserve- Incredible panoramic views - Multigenerational living with options for self-contained residence for 3 bedrooms + teenagers retreat/guest accommodation downstairs with ensuite- Renovated kitchen with stone benchtops, double wall oven, gas cooking, dishwasher and large walk in pantry- Master suite with large walk in robe and ensuite- Walk in robes to two of the four additional bedrooms, built-ins to the others- Ducted gas heating- Private backyard with paved entertaining areas, expansive lawns, fruit trees and reserve access- Full sized tennis court- Double garage with internal and rear access- Three storage rooms- Electric shutters

**Land size: 1,846m<sup>2</sup> Internal size: 298m<sup>2</sup> + 44m<sup>2</sup> garage & store Land value: \$1,242,000 (2023) Rates: \$5,814 p.a (approx.) Land tax: \$10,967 p.a (approx.) (only if rented) Construction: 1967 EER: 0.5 stars**

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