

57 Percy Crescent, Chapman, ACT 2611

Sold House

Friday, 23 February 2024

57 Percy Crescent, Chapman, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1204 m2

Type: House



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Contact agent

First time offered in over 30 years adjacent to Nature Reserve in arguably one of Chapman's most tightly held loop streets has come to the market and represents a fantastic opportunity for anyone looking to secure one of Chapman's most treasured locations. Located on one of Chapman's most tightly held loop streets this immaculately presented family home was privately built in 1977. Boasting a 1,204sqm block siding extensive reserves / National park with only one neighbour to behind. 57 Percy Crescent provides the astute buyer one of the best North - Easterly outlooks Chapman has to offer. Living spaces include an elevated formal lounge area with separate adjoining dining room that connects directly to functional kitchen with updated appliances. Additional open plan family / meals area flows from the kitchen and leads to rear gardens. All the living areas have been designed to take in the views. Accommodation includes four bedrooms, all of which include built-in robes and all are serviced by a main bathroom, the main bedroom has an ensuite bathroom for added convenience. Offering an array of additional features, including a double under-house garage with additional home office / large work shop, ducted reverse cycle air conditioning throughout the home and under-house storage. The well-established landscaped gardens surround the outdoor alfresco entertaining area, perfect for hosting guests. Located with close proximity to multiple local schools, Cooleman Court, Westfield Woden and the CBD, a fantastic opportunity to any families and home renovators looking to secure one of Chapman's most desired locations. Don't wait another 30 years. Features:- Sought after loop street - First time offer to the market in over 30 years- 1204sqm block siding reserve (only one neighbour)- Very rare offering to the market - Four bedroom, all with built-in robes, main with ensuite bathroom- Elevated living areas include lounge and dining - Open plan kitchen with updated appliances - Outdoor entertaining- Double garage under - Large home office / workshop under with separate entry - Extensive storage under - Ducted reverse cycle air conditioning- Ducted vacuum system- Mature landscaped gardens- Located within close proximity to local schools, Chapman Shops, Canberra Hospital, Woden Westfield and the CBD Rates: \$4,446 pa Land tax: \$8,106 pa UV: \$838,000 EER: 2.0 Living: 176sqm Rumpus: 26sqm Garage: 51sqm Block: 1,204 sqm