

6 Guinness Place, Chapman, ACT 2611

LUTON

Sold House

Sunday, 8 October 2023

6 Guinness Place, Chapman, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 1852 m2

Type: House



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This amazing property is a rare offering, being sold for the very first time. It is not just the architectural style that makes it special, but also its truly unique setting: a huge elevated block (1,852m²) in a very peaceful and secluded area of Chapman, surrounded by nature and wildlife - a private sanctuary in a blue-ribbon location, and absolutely perfect for families. The home is set right back on the gently sloping block, accessed via an enchanting driveway bordered by trees and plantings. The interior's split-level layout has been efficiently designed with all the living spaces facing north, welcoming in abundant natural light and lush views of the manicured established gardens through loads of double-glazed windows, while all the bedrooms are along the rear, facing the tranquil backdrop of the Chapman Ridge Nature Reserve. Every room feels extra-spacious with high raked ceilings adding architectural appeal. The living zones comprise the kitchen which is centred between the formal lounge/dining room, and the large family room with dual aspect full-height windows and open fire. The eat-in kitchen has been renovated to a high standard, including stone bench tops, Miele appliances (dishwasher, induction cooktop and pyrolytic oven). There are four bedrooms (3 with built-in wardrobes) – the main's ensuite and the family bathroom are original but very neat and in good condition. Generous storage is available throughout, including in the attic/loft, and interior comfort is provided by ducted reverse-cycle heating/cooling, which is assisted by a 5.75kW solar system plus 8kWh battery. Relaxing in the superb gardens and large outdoor space, with abundant bird life, you will feel far removed from the city. There is also a vegetable garden, chicken coop, 9,000 litres in water tank storage and an automatic sprinkler system. Car accommodation is in the large single carport, an additional parking space plus driveway. Despite its secluded location, the local shopping centre and primary school are just a few minutes down the road, while open spaces and walking trails including the Bicentennial National Trail are just behind you. Features: - Pettit-Sevitt designed home on a huge elevated block in a secluded blue-ribbon location - Surrounded by nature and wildlife (including the local echidnas!) - Beautiful mature gardens - Split-level layout with separate living areas - North-facing, abundant natural light - Double-glazing to most windows and doors - Separate living areas - Renovated kitchen with Miele appliances - Lovely indoor/outdoor flow, with all rooms enjoying a lush outlook - Ducted reverse-cycle heating/cooling - 5.75kW solar system plus 8kWh battery - Heat pump hot water system feeding off the solar panels and the grid - Back-to-base alarm - Automatic garden sprinkler system - Oversized single carport with large storage shed - Abundant off-street parking - Rental appraisal of \$800 to \$900 per week EER: 4 Land Size: 1,852m² Living Size: 175m² (approx.) Land Rates: \$4,380 p.a (approx.) Land Value: \$778,000 (approx.)