

**6 Monkman Street, Chapman, ACT 2611**



**House For Rent**

Wednesday, 15 May 2024

**6 Monkman Street, Chapman, ACT 2611**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Madison Layt  
02 6173 6300

**\$780 per week**

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONS

This gracious 4-bedroom ensuite family home is ideally situated in leafy Chapman and offers generous flexible living spaces with lots of charm, a lovely updated kitchen, and beautifully landscaped gardens surrounding the home. At the front of the home, a lush private courtyard area with stone-walled garden beds invites you in and hints at the charm within. The light-filled updated kitchen has a beautiful garden outlook, island bench, 6 burner gas cooktop, an abundance of storage space as well as underfloor heating for extra winter warmth. The kitchen flows through to the spacious family room/meals area with access out onto the rear covered deck, perfect for indoor/outdoor entertaining. The separate lounge and dining area has a cozy appeal enhanced by timber-lined ceilings, timber feature joinery, and a designated study area. The serene master bedroom has walk-through mirrored fronted robes, its own ensuite, a timber-lined ceiling, and a softly filtered garden outlook. The further three bedrooms are all well-sized and all enjoy leafy garden views. Year-round comfort is provided by reverse cycle air conditioning to the family room, electric panel heaters, and the kitchen's underfloor heating. Outdoors, the beautiful lovingly tended grounds that surround the home create a leafy private sanctuary. From the rear covered deck, sail-covered paved patio area, veggie patch, and mature trees, this delightful garden has so much to enjoy. A large storage shed and a double carport for car accommodation complete the picture. Located in the sought-after suburb of Chapman, it is close to schools, and amenities and still just minutes to Coleman Court and Woden Plaza. Living in Chapman also lets you take advantage of the surrounding bushland with stunning nature reserves and parks which are a short stroll away. This delightful well-located family home is one not to be missed!

Features of the property include: 4 bedroom house Master bedroom with ensuite & walk-through mirror-fronted robes Reverse cycle air conditioning in the family room Electric panel heaters throughout Underfloor heating to kitchen & family Family room Separate lounge and dining room Separate study Updated kitchen with dishwasher & 6 burner gas cooktop Covered rear deck Sail-covered paved patio area to the front Large storage shed Double carport

Available: 7th June 2024

PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises

VITAL INFORMATION: The property is unfurnished Please note you may be required to remove your shoes prior to inspecting the property If no Energy Rating is displayed for this property, EER is unknown The property does not currently comply with the minimum ceiling insulation standard

WISH TO INSPECT: 1. Click on "BOOK INSPECTION" if this listing does not have the "BOOK INSPECTION" button please go to [raywhitecanberra.com.au](http://raywhitecanberra.com.au) website and register 2. Register to join an existing inspection, if no time is offered or if the time does not suit, please register and we will contact you once access is arranged 3. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

RENT INFORMATION: 1. Rent is collected fortnightly unless otherwise nominated for a longer period 2. Bond required is equal to 4 weeks rent

DISCLAIMER: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.