

# 6 Southern Close, Chisholm, ACT 2905



## Sold House

Monday, 14 August 2023

6 Southern Close, Chisholm, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 838 m2**

**Type: House**



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**\$910,000**

Offering an enviable lifestyle package for today's modern family in a suburb that topped "Canstar's 2023 best suburbs in Canberra to invest" list. This spacious four bedroom, two bathroom home impresses with a prized position on a large landscaped block, multiple living spaces, quality inclusions, an excellent outdoor area and superb proximity to suburban amenities including schools, shops, public transport and parks. First impressions definitely matter and this home is a standout. Complemented by a tranquil landscaped garden, the attractive brick-veneer design is further maximised by a covered entry and a double garage. Located to the right off the entry hall, sits the first of multiple living zones, the formal lounge. Adorned by large windows embracing an abundance of natural light and the relaxing effects of the surrounding verdant gardens, makes this a more intimate area. Step up to the adjoining dining room, that could also serve as a home office space. The superb kitchen in the neighbouring room boasts exemplary functionality with its generous storage space (including two pantries), granite bench tops, a breakfast bar and quality appliances, and is seamlessly accompanied by an inviting family/meals zone. Zoned along the hallway are four generous bedrooms, with the master suite featuring private access to a front porch, robe, and ensuite. The remaining three bedrooms provide plenty of floor space, all with built-in robes and positioned around the main bathroom and toilet with floor-to-ceiling tiles, a large vanity, a recessed bathroom mirror, Methven tapware and a rain shower head. Outdoor joy is delivered by an expansive pergola with painted concrete underfoot; offering ideal entertaining in any type of weather. You will just love this haven from the world beyond, where you can sit back, relax and listen to the birds in song while overlooking your impeccable rear garden. The automatic double garage has supplementary space for your tools and the additional designated off-street parking area would be a very suitable home for a caravan, motor home, trailer, boat or additional vehicles. Don't sweat through summer with ducted evaporative cooling, while a Carrier reverse cycle air conditioner in the dining room, convection wall heaters in the family room and hallway, and external awnings to west facing windows complete this amazing picture. There is so much to admire about this near-level 838sqm (approx.) allotment making it a home that is terrific today and tremendous tomorrow. EER 4.0 Property features in brief: \* Quality home positioned on a large 838m<sup>2</sup> block of land in a quiet cul-de-sac \* Room for everyone by incorporating two large separate living areas; a sunken formal lounge room and adjoining dining room and a generous kitchen/family/meals \* Ideal layout for entertaining with sliding door access to the large pergola covered outdoor entertaining space \* The beautifully equipped central kitchen incorporates granite bench tops, a breakfast bar, ample storage space (including two pantries), and quality appliances including a Blanco ceramic cooktop and electric oven, a Fiori rangehood and a Dishlex dishwasher \* All bedrooms are a great size and offer built-in robes \* The master bedroom has sliding door access to its own front balcony and a well maintained ensuite \* The beautifully appointed family bathroom features a large vanity, recessed bathroom mirror (flush with tiles), Methven tapware, rain shower head and floor-to-ceiling tiles \* The separate toilet is also updated to complement the bathroom \* Renovated laundry with ample bench space and a plethora of storage \* Year round comfort is maintained by ducted evaporative cooling, a Carrier reverse cycle air conditioner in the dining room, and convection wall heaters in the family room and hallway \* External awnings to west facing windows \* The gardens are impeccable, offering established plants which create a haven from the world beyond, yet low maintenance with no grass to mow \* Car accommodation is provided by double garage with automatic doors and generous storage space \* Ample off-street parking including a designated area large enough to accommodate a caravan, trailer, boat or additional vehicles \* Great location close to ovals, parks, Richardson Primary School, a child care centre, and a short drive to arterial roads and Tuggeranong Town Centre \* House size (approx.): Residence - 165.56m<sup>2</sup>; Garage - 43.2m<sup>2</sup>; Total - 208.76m<sup>2</sup>