

7 Brough Place, Chapman, ACT 2611

LUTON

House For Sale

Thursday, 13 June 2024

7 Brough Place, Chapman, ACT 2611

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 757 m2

Type: House



Luke Metcalfe
0408848622

Auction

So much more than meets the eye - step inside and be pleasantly surprised by the imposing size, impressive versatility and enormous renovation potential of this distinctive five bedroom ensuite family residence located in one of Chapman's most desirable neighbourhoods within easy strolling distance of local shops and schools with parkland virtually at your doorstep. Sure the home needs some immediate love and attention however the rewards for the fortunate new owner will be immense when the necessary cosmetic work is done. The appealing combination of generously proportioned formal and casual living areas will provide an ideal atmosphere for comfortable and relaxed family living for years to come. The living areas comprise a sprawling north-facing ceramic-tiled living room accessed via the sunny front terrace, and over-sized dining room and extra meals area adjoining the kitchen overlooking the additional family room which leads out to a private rear deck. As in all good designs, the focal point of this home is a large modern kitchen which overlooks both the family and casual meals area. The north-facing main bedroom features an ensuite bathroom and built-in wardrobes. The amply-sized segregated fifth bedroom which also enjoys a sunny north aspect provides extra potential to be used as a home-office, study or media room. The main bathroom and ensuite are both in serviceable condition and leave plenty of scope for a stylish renovation. Tandem double car accommodation is provided by the garage below which is supplemented by secure side parking for perhaps a caravan, boat, trailer etc. FEATURES INCLUDE: - * Gently contoured 757 sqm land parcel in quiet cul-de-sac location * Parkland reserve and children's playground just one door away * Substantial 5 bedroom residence - over 200 sqm of living space on one level * North-facing tiered front terraces * Tiled living room with double doors leading out to front terrace * Large separate dining area linked to living room and kitchen * Renovated kitchen with step-in pantry, glass splash-backs, skylight, breakfast bar and adjoining meals area * Electric appliances including dishwasher, ceramic cooktop and range hood - (new wall oven required) * Extra family room with sliding door access to rear deck * Pergola sheltered rear deck overlooking private rear gardens with extensive paved areas * Main bedroom with ensuite bathroom and built-in wardrobes * Four additional bedrooms - two with built-in wardrobes * Big segregated fifth bedroom - potential home office/study/media room * Updated main bathroom with individual shower recess, full bath and vanity * Separate WC with hand basin * Generously sized separate laundry room with access to rear deck * Feature exposed beams to living and family rooms * Ducted gas heating and evaporative cooling * Additional mains gas space heaters to family room and bedroom wing hallway * Ceiling fans to four bedrooms * Tandem double garage below plus copious under-house storage area * Extra secure side parking area suitable for caravan, trailer or boat * Strolling distance to local shops, schools, sports fields and Cooleman Ridge reserve