

**7 Chelsworth Street, Wright, ACT 2611**



**House For Sale**

Friday, 9 February 2024

7 Chelsworth Street, Wright, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bree Prince  
0261821802



Taylor Minchin  
0400280894

**\$1,389,000+**

What you see: Sophisticated interiors with a modern plan and generous northerly appointed living and entertaining areas.  
What we see: Your new dinner party destination. See more: Light filled, neutral interiors, abundance of storage, northerly appointed home. Remote controlled blinds in living room, bedroom 3, stairs, and alfresco Covered alfresco for entertaining, includes a gas point for the bbq Kitchen includes walk-in pantry, island bench, plumbing line for fridge installed in 2021 Master suite, located entirely on the top floor includes a large walk-in wardrobe and ensuite with plantation shutters installed 2022 All rooms have built in wardrobes and are finished in high quality block-out rollerblinds, sheers, and carpet upgraded in 2020 Zoned ducted heating and cooling Automated garage outdoor lights Remote controlled living and master room fan and light Heated downlights in both bathrooms & powder room Fully landscaped including garden beds with fruit trees Garden automated sprinklers 4000L rain-water tank, back irrigation Double garage with internal access 3 phase electrical connection 8.6kW Solar system LG panels installed September 2020 Security cameras and LED lights upgraded in 2022 NBN FTTP ready Alarm system 15 minute walk to the Bicentennial National Trail 13 minute walk to Coombs Children's Playground, oval & pond 12 minute walk to Charles Weston School 2 minute drive to Woolworths Metro 3 minute drive to Coombs shopping centre 6 minute drive to Weston Park & Ride 7 minute drive to Coleman Court shopping centre 12 minute drive to Canberra CBD  
Upper Living: 48.9m<sup>2</sup> Lower Living: 150m<sup>2</sup> Garage: 40m<sup>2</sup> Porch: 3.6m<sup>2</sup> Alfresco: 16.2m<sup>2</sup> Total area: 258.7m<sup>2</sup> Block size: 615m<sup>2</sup> Built: 2012 EER: 6.0 Rental Range: \$900.00 - \$950.00 p.w Rates: \$3,577 p.a (approx) Land Tax: \$6,265 p.a (approx. only applicable if rented) Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.