

7 Guinness Place, Chapman, ACT 2611

House For Sale

Thursday, 25 April 2024

independent
PROPERTY GROUP

7 Guinness Place, Chapman, ACT 2611

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1388 m2

Type: House



Jonathan Charles
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Auction 3.00pm Saturday, 11th May

Welcome to 7 Guinness Place, a stately, elevated block nestled in the hills, right on the doorstep of Cooleman Nature Reserve. Privately set back from the street, this outstanding beautifully renovated five-bedroom home is perfectly suited for families, surrounded by nature and wildlife while offering a remarkable space for entertaining. Set on a sprawling 1,389m² parcel of land with calming treetop views towards Stromlo, this well-loved home is ready to move in and enjoy the sensational lifestyle of Weston Creek's highly sought-after suburb. Travertine paver pathway leads up to the front entrance which has a nice outlook to the landscaped front yard and verdant lawn. Inside, you're greeted with spotted gum hardwood flooring and the entry opens into the open plan kitchen dining and lounge room. The gourmet kitchen comes complete with a double oven arrangement, Bosch dishwasher, 900mm induction cooktop, wine fridge, a large island bench with a waterfall edge and a copious amount of storage, thoughtfully designed to accommodate large families and the budding chef. This northern, sundrenched family area is the heart of the home, bathed in natural sunlight from the large windows and perfectly placed skylight. This space seamlessly integrates with the extensive external living. As you step outside, you'll find everything you need to elevate your entertaining experience in style. From the 6m swim spa to the expansive merbau timber deck and covered pergola, ideal for alfresco dining and basking in the sunshine. The outdoor kitchen is fully equipped with a fridge, BBQ, beer taps, fire pit area, and a stunning pizza oven from The Fire Brick Company to complete your outdoor haven. Enjoy the tranquil, landscaped backyard offering a multitude of options with its tiered garden beds, raised veggie gardens, and numerous quiet corners to relax and enjoy the peaceful country view. Accommodation is provided with five spacious bedrooms, a substantial main bedroom is set apart and complete with walk in robe and large ensuite. A second bedroom also includes its own ensuite and dual built in robes, and at the end of the hallway you will find the remaining three bedrooms all with built-in robes & are serviced by the beautifully renovated main bathroom with herringbone stone feature wall, large stone bath, shower separate wash closet. Heading towards the large double garage, you will pass ample storage space, linen cupboards, and a cloakroom. The oversize garage itself offers plenty of room for two cars and additional storage. From double glazing to solar panels generating 13.3kw of power, this home is meticulously designed for energy efficiency and sustainability, offering a rare and sought-after feature for today's growing families. No. 7 Guinness Place, Chapman is found in a very convenient & sought-after location. In a peaceful cul de sac, this property is just two homes away from Cooleman Nature Reserve with nature trails to enjoy walking along while you take in the spectacular views. A 5-minute drive leads you to Cooleman Court Shopping Centre. Additional shopping needs can be found at Westfield Woden Shopping Centre & is a short 10 minute drive away. For your morning walk or bike ride, the trails found on Cooleman Ridge will be the highlight of your mornings. Experience some of the best trails found in Canberra or be adventurous & experience the bush walks found across the Cooleman Ridge Bicentennial Trail. Narrabundah Hill Nature Reserve & Mount Stromlo with their picturesque views across Canberra are both only a short drive or ride away. Schooling options are met with the local Chapman Primary School & Mount Stromlo High School. Features:- Gourmet kitchen including double oven, wine fridge, Bosch dishwasher, 900 induction cook top, 900 Qasair air-vent, 40mm stone benchtop with waterfall ends and skylight.- Oversized main bedroom includes walk in robe and ensuite- 4 additional bedrooms with built-in robes, one also includes second ensuite.- Main bathroom with shower rose and separate handheld head, stone bath, herringbone stone feature tiles and separate toilet- Spotted gum hardwood timber flooring- Landscaped gardens front and rear with extensive paving, including raised veggie garden - Swim spa 6x2.2 with heat pump and glass balustrade- Expansive Merbau timber deck, covered pergola and fire pit area- Outdoor kitchen with fridge, beer taps, BBQ and large 105cm pizza oven by the fire brick company - Large linen storage and cloak room- Large double garage and space for additional storage- Ducted gas heating- 13.3kw Solar- Double glazing throughout the home- Vast amounts of internal & under house storage- Sheer and block out blinds throughout- Freshly painted throughout - Garden shed - Additional parking space at the side of the house- Located in quiet cul-de-sac with house proud owners- Views of Stromlo Forrest Mountain Figures:- House size: 208m²- Garage: 48m² approx.- Block size: 1,388m²- Rates: \$4,400 p.a approx.- Land Tax: \$8,000 p.a approx.- Built: 1975 approx.- UCV (2023): \$780,000