

75 Doyle Terrace, Chapman, ACT 2611

LUTON

Sold House

Monday, 14 August 2023

75 Doyle Terrace, Chapman, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1265 m2

Type: House



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Contact agent

A private sanctuary in a blue-ribbon elevated location, this Chapman property offers peaceful city-fringe living surrounded by nature, with very mature trees and gardens on its large block and the backdrop of Cooleman Ridge Nature Reserve just metres away. The home showcases the timeless style of its Willemsen build – split level, raked ceilings, large windows, with polished Tasmanian Oak flooring. The elongated layout is expansive and the ideal blueprint for comfortable family living. Segregated at one end is the generous main bedroom featuring a freestanding bathtub, with a walk-in wardrobe and updated ensuite. The centre of the home comprises the spacious lounge room with open fireplace, overlooked by the formal dining room, which connects to the functional kitchen area, with loads of cupboards and plenty of bench space, leading to the large rumpus room/office space. At the other end of the home are three bedrooms with built-in wardrobes, the updated family bathroom and full laundry, and with the rumpus room in between, there is excellent segregation between the living areas and bedrooms. The two separate and very private outdoor spaces are great for hosting gatherings or just finding the right spot to curl up with a book, with a large covered entertaining area at the rear, a gorgeous, sunny timber deck at the front, and the established garden areas all around for the whole family to enjoy. Car accommodation is in the double garage, which includes loft-style storage. On a corner block there are two driveways and plenty of additional off-street parking. Split system heating/cooling in living areas and the main bedroom; and there are 12 solar panels which are easily controlled by an app on your phone. Walking distance to Chapman Primary School, Chapman Shops and the many trails of the Cooleman Ridge Nature Reserve. Features:-
- Willemsen built home in elevated position only metres from Cooleman Ridge
- Split-level contemporary design with raked ceilings, large windows
- Lots of living space, segregated living zones
- Large, segregated main bedroom with freestanding bathtub, walk-in wardrobe, ensuite
- Three additional bedrooms with built-in wardrobes
- Updated main bedroom
- Three reverse cycle split systems and ceiling fans in all bedrooms (ducted floor heating disconnected)
- Open fireplace in sunken lounge room
- Totally private sunny front deck and covered rear entertaining area, with in-built heating and fans
- Large block with very mature trees and gardens, as well as a cubby house
- Walking distance to school and shops
- Rental appraisal of 775 to \$825 per week
EER: 0
Land Size: 1265m²
Living Size: 202m² (approx.)
Land Rates: \$3,985 p.a (approx.)
Land Value: \$787,000 (approx.)