

8/15 Charteris Crescent, Chifley, ACT 2606



Sold Townhouse

Monday, 14 August 2023

8/15 Charteris Crescent, Chifley, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jack Wilson
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\$976,000

SOLD at Auction. A boutique complex of only 11 homes nestled in the heart of Woden, this impressive three-bedroom, two bathroom townhouse awaits you. Situated in an advantageous and elevated position, this home offers a unique sense of privacy with immediate neighbours to only one side. As you step into this light-filled townhouse, you'll be captivated by the north easterly aspect and the abundance of windows that invite natural sunlight to flood living spaces. The open plan living area downstairs seamlessly extends to a covered outdoor patio, creating the perfect setting for entertaining guests or enjoying quiet relaxation. The private, fully fenced and low-maintenance courtyard provides a retreat to unwind and escape the hustle, while being child and pet friendly. Designed for the modern lifestyle, the kitchen features a stone island bench, and is complemented by modern appliances including electric cooking and a dishwasher. Ample storage, enhanced by a walk-in pantry, ensures that cooks of all skill levels will have everything they need to prepare a regular feast. With three spacious bedrooms, each equipped with its own individual split system unit and plantation shutters, you are allowed to create your ideal climate. Two of the bedrooms boast built-in robes and are serviced by the generous main bathroom featuring a bath and separate shower, the necessity for young families. While the main bedroom offers a well-proportioned ensuite and a spacious walk-in robe, essential for organising your array of fashion items required for the Canberra climate. A concealed laundry, powder room, and downstairs toilet provide the necessary amenities for entertaining guests while also offering the out-of-sight, out-of-mind mentality that we all need sometimes when the washing overwhelms us. A double garage with internal access, remote doors and storage options is another welcomed feature of this well designed home. Predominantly owner occupied with a family-friendly community, the complex also enjoys a small playground immediately opposite the entrance, providing endless and convenient fun for children. You will enjoy the peacefulness of the quiet location, with the convenience of being only a short walk to the local Chifley shops, a larger playground and playing ovals. Within close proximity to the vibrant Woden Town Centre and ever expanding Canberra Hospital, you have access to everything you could possibly need from hospitality to retail to healthcare. Don't miss your chance to own this beautiful home, surrounded by friendly neighbors and offering ultimate convenience. Contact us today to register your interest, book a private inspection or receive more information. Features:

- Superb Woden location in boutique townhouse complex
- Light filled living areas due to north-easterly aspect
- Private northerly courtyard
- Ducted reverse cycle heating and cooling
- Spacious kitchen with modern appliances and plenty of storage
- Two large bathrooms and powder room
- Mirrored built in robes in all bedrooms
- Large double garage
- Playground and greenspace at the front of the complex.
- Close proximity to local shops, Woden Town Centre and Canberra Hospital.

Year of development: 2015
Townhouse size: 136m² + 37m² garage (approx.)
EER: 6.0
Outgoings Rates: \$602p/qtr (approx.)
Land Tax (if rented out): \$803 p/qtr (approx.)
Body Corp Levies: \$549p/qtr (approx.)

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