

# 8 Sorlie Place, Chapman, ACT 2611

## House For Sale

Friday, 10 May 2024

8 Sorlie Place, Chapman, ACT 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1017 m2**

**Type: House**



Jonathan Charles  
0262095010



Robert Burns  
0262095006

## Auction 2pm, Saturday 25th May

Nestled atop Sorlie Place, this outstanding 4-bedroom residence offers panoramic vistas stretching from the Arboretum to Black Mountain and towards the city. Positioned on an expansive 1017m<sup>2</sup> parcel of land, this magnificent home awaits its new owner to make their mark. Designed for both luxury living and entertaining, this residence boasts multiple living areas thoughtfully crafted to suit your lifestyle preferences. The main living space, basking in abundant natural light from its north-facing orientation, provides an idyllic setting to admire the breathtaking views. The generously sized kitchen is a culinary haven, catering to large gatherings with ample bench space and premium appliances including an induction cooktop, oven, microwave, and dishwasher. Seamlessly connected to the dining area and alfresco entertainment area, it facilitates effortless hosting and dining experiences. Upstairs are four spacious bedrooms each complemented by built-in robes. The rooms are serviced by a beautifully renovated main bathroom featuring a large shower and freestanding bath. The main bedroom impresses with a stylish ensuite boasting a shower and freestanding bath, epitomising opulence and comfort. The lower level of the home is an invaluable asset for growing families, offering an expansive bedroom with an accompanying bathroom, ideal for a teenager's retreat, guest accommodation, or a versatile rumpus room/multi-purpose area. Stepping outside, the alfresco area provides ample space for outdoor dining or relaxation, set against the tranquil backdrop of drifting balloons and the rising sun. Adjacent, the pool area offers a refreshing oasis for leisure and recreation, while the landscaped gardens throughout the property provide opportunities for cultivating herbs, fruits, and vegetables, enhancing the overall ambiance and lifestyle of the home. Conveniently located in Weston Creek, No. 8 Sorlie Place is a short 7-minute drive from Cooleman Court Shopping Centre, with local parks and bus stops within walking distance. Further retail therapy awaits at Westfield Woden Shopping Centre, just a 10-minute drive away. Nature enthusiasts will relish in the nearby trails of Cooleman Ridge, Narrabundah Hill Nature Reserve, and Mount Stromlo, each offering stunning views and invigorating experiences. Education needs are catered to by the esteemed Chapman Primary School and Mount Stromlo High School, ensuring a well-rounded lifestyle for residents.

Features: - Outstanding family residence in dress circle location- North facing expansive views across Mount Stromlo, Black Mountain and more- Short ride or drive to Cooleman Ridge trails & picturesque views across Canberra- Potential to update- Several living spaces- Main living space with sweeping views- Kitchen with abundance of bench space & storage, quality appliances and easy access to dining area- Large bedrooms with built-in robes- All bathrooms have been renovated- Main bathroom with shower, free standing bath and double vanity- Downstairs rumpus room with bathroom - perfect as a teenage retreat or as a guest bedroom- Renovated laundry- Oversized double garage with workshop area and storage- Plenty of additional space to park a trailer or caravan- Vast amounts of internal & under house storage- Minutes from Rafferty Street Playground Park- Ducted and zoned gas heating and evaporative cooling- Mineral saltwater resort style pool with solar heating- Located in quiet cul-de-sac with house proud owners

Figures:- Upstairs living: 193m<sup>2</sup>- Downstairs living: 33m<sup>2</sup>- Total living: 227m<sup>2</sup>- Garage size: 52m<sup>2</sup> approx.- Block size: 1,017m<sup>2</sup>- Rates: \$4,500 p.a approx.- Land Tax (Investor only): \$8,300 p.a approx.- Built: 1975 approx. - UCV (2023): \$859,000