

9 Doyle Terrace, Chapman, ACT 2611



Sold House

Friday, 11 August 2023

9 Doyle Terrace, Chapman, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 875 m2

Type: House



John Tye

\$1,150,000

Your new four-bedroom ensuite home awaits in charming Chapman, an established suburb nestled in leafy Weston Creek. This vibrant family home has been well maintained and continually renovated over the years to stay functional and keep up with modern living expectations. The sun-soaked living room has a large skylight, double glazed bay windows with auto sunshades where you'll be sure to make some lovely family memories. A formal dining room connects to the beautifully renovated kitchen with modern integrated appliances, featuring an abundance of cupboards and ample of bench space for large family gatherings. Your family room opens to a large outdoor entertainment space, perfect for summer barbeques with lots of green space in the beautiful well-maintained garden. The main bedroom with ensuite offers stacks of natural light, and the 3 ancillary bedrooms 2 with built-in robes are larger than today's norm. There is also an extension that could be used as a rumpus room or as it is now a large home office with external and internal entry. The double car port reflects the rest of the home being oversized with scope for extension should you wish.

EER 1 Features

- Open plan interior design
- Ducted heating and cooling
- Renovated kitchen
- Renovated bathroom and ensuite
- 4 bedrooms and a large rumpus room
- Parquet floors are a feature throughout your new home
- 2 large double glazed bay windows with auto sunshades and enclosed slim line venetian blinds
- Ducted vacuum
- Generous sized laundry and rotary clothesline
- A large outdoor entertainment area
- Double carport with additional driveway space
- 2,500L water tank
- On a large block of land (875m²) with beautifully manicured lawns and gardens
- Convenient location; close to schools, public transport, parks, and local shops

The numbers

- Block 875 m² (Approx.)
- Built 1974 (Certificate of occupancy)
- House 166 m² (Approx.)
- Carport 39 m² (Approx.)
- UV \$756,000 (Approx.)
- Rates \$3,561 (Approx.)
- Land tax \$5,844 (Approx.) if rented, but why would you?
- EER 1