

9 Tauchert Street, Chapman, ACT 2611

Sold House

Wednesday, 22 May 2024



9 Tauchert Street, Chapman, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 918 m2

Type: House



Anthony McCormack
0425283588



Mikaela Chan
0416772767

Contact agent

Positioned on one of Chapman's most desirable streets, this immaculate and well-presented home, has never been on the market before. It provides relaxed, easy living in a convenient location. Its light-filled aspect, quiet interiors and proximity to everyday essentials hold tremendous appeal for young families and professionals looking to enjoy the best of everything this dynamic lifestyle package has to offer.

FEATURES

- Great family home in a desirable street
- Large north facing block providing loads of natural sunlight
- Four generous bedrooms, all with built-in robes
- Master bedroom with ensuite
- Renovated kitchen with quality appliances, stone bench tops, and ample cupboard space
- Updated bathrooms
- Open plan living and dining area
- Family room adjacent to kitchen
- Large tiled external deck with Vergola (incl. rain sensor), fully enclosed with removable flywire panels
- Double carport with undercover access to front door
- Hardwood timber roof and frame
- Jarrah hardwood flooring throughout
- High ceilings (2.5 metres)
- Extensive storage and shelving throughout
- Fully repainted in 2020
- Fully carpeted and tiled (new high-quality carpet laid in 2020)
- R4 rated Bradford roof insulation
- Regular annual pest control service (Flick)
- Original windows and glass external doors progressively replaced with double glazing (Monaro Windows)
- Ducted and zoned air conditioning installed in 2016 and serviced regularly
- Ducted gas heating updated in 2017 and serviced regularly
- 6Kw solar panels installed in 2019
- LEDs throughout
- Security1 security system in place (currently inactive)
- Natural gas connection to BBQ if required
- Established and well-maintained garden with extensive irrigation system
- Colorbond fences on all sides
- Two large Colorbond garden and storage sheds
- Proximity to Chapman oval and play equipment; Chapman shops; Chapman Primary School; St. Lukes Early Learning Community and Coleman Farm Park.
- Nearby bus stops on Namatjira Drive (routes 70 and 71) and Perry Drive (route 64) provide regular access to Coleman Court, Woden and Tuggeranong shopping centres

WHAT THE SELLERS LOVE ABOUT THE HOME

1. It's an enjoyable family home.
2. The layout is flexible and offers a mix of indoor and outdoor living.
3. The location is ideal.

STATISTICS (all figures are approximate)

EER: 5.0
Living Area: 167m²
Carport: 39m²
Land Size: 918m²
Land Value: \$753,000 (2023)
Construction: 1974
Rates: \$991 per quarter
Land Tax: \$2,217 per quarter (only applicable if not primary residence)
Rental Range: