

# 118 Darwinia Terrace, Chapman, ACT, 2611

LUTON

## House For Sale

Thursday, 15 August 2024

118 Darwinia Terrace, Chapman, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Justine Burke

## Charming Home with Great Bones for Extension/Renovation

With an unassuming street presence, the tidy exterior of this three bedroom Chapman residence belies the generous light-filled accommodation to be discovered inside. Set on a large 864m<sup>2</sup> block (approx.) and close to Coleman Ridge Nature Reserve, local shops and quality schools, this is a home waiting to happen for you.

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Stepping inside, a surprisingly spacious formal living room blends into the dining room, the entire area awash with natural light thanks to the many windows that line the walls. A small servery connecting to the adjacent kitchen is a sweet nod to older lifestyles. The family and meals areas adjoin the living areas and are equally as spacious. The new timber look flooring flows into the area, complimenting the kitchen's contemporary renovation and suggesting the modern lifestyle that could be created here. The stylish kitchen features sleek storage units, stone benchtops with plenty of room for food preparation, a wide oven and electric cooktop while the family area has additional built-in storage, very useful for tidying up children and pets toys.

Separate from the living areas, all three bedrooms are well sized, enjoy the same good light and have built-in wardrobes. The main bathroom, with separate toilet, is in original but excellent condition with funky feature tiles that could have their place in any renovation plans. The laundry has new, neutral floor tiles and external access to the back yard.

Outside the expansive back yard surrounds an oversized double garage that would have plenty of room for tradies tools or a workshop. A double gate at the side of the house gives access to the garage and additional off-street parking. Surrounded by Colorbond fencing, the secure back yard is a complete blank canvas, ready to be used for extensions or creating your dream garden as you choose.

This well-presented gem of a home has huge potential. Move-in ready, simply enjoy the home's space, light and current renovation. With fabulous bones to build on, there's heaps of options for extensions or renovations to create your ideal lifestyle. The location is superb. A lovely home with abundant potential in a popular, highly sought after area don't wait! Be sure to inspect.

### Features:

- ? Large, well presented, three bedroom home
- ? Unassuming from the outside
- ? Spacious, light-filled interiors
- ? Formal lounge/dining room with recently replaced carpet
- ? Quality curtains
- ? Separate family/meals area with back yard access
- ? Family room with additional built-storage cupboard
- ? Beautifully renovated kitchen with dishwasher, double sink
- ? Stone benchtops, built-in pantry, abundant storage
- ? All bedrooms with built-in wardrobes, main with mirrored doors
- ? Large bathroom with feature vintage tiling, separate toilet
- ? Laundry with new floor tiles, external access
- ? Ducted gas heating and reverse cycle air conditioner
- ? New timber look flooring in entrance and hallway, informal living areas
- ? New LED light fittings
- ? Huge 51m<sup>2</sup> (approx.) 2-car garage, room for a workshop
- ? Secure back yard
- ? Scope to knock down/extend/ further renovate
- ? 864m<sup>2</sup> block, with abundant potential
- ? Walk to Chapman Primary School and shops
- ? Close to Coleman Ridge Nature Reserve trails

- ☒ Short drive to Weston Creek's Coleman Court shopping centre
- ☒ Easy access to main transport routes
- ☒ Rental Appraisal of \$640 to \$690 per week

EER: 3

Land Size: 845m<sup>2</sup>

Living Size: 125m<sup>2</sup> (approx.)

Land Rates: \$3,414 p.a (approx.)

Land Value: \$627,000 (approx.)