

12 Deacon Close, Chisholm, ACT, 2905

CapitalResidential

House For Sale

Monday, 28 October 2024

12 Deacon Close, Chisholm, ACT, 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Will suit the most discerning of buyers

****PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY****

Positioned in an elevated cul-de-sac, siding onto Simpson Hill Reserve, this immaculately presented and fastidiously maintained home is a quality offering. The flexible floor plan is spread across split-level slab construction, featuring multiple generously proportioned, light and airy living areas. Most rooms enjoy a beautiful connection with the richly planted gardens, the Brindabella Ranges by day, and the sparkling lights of Tuggeranong Valley below by night. The luxuriously sized formal sitting and dining room opens to a private, covered outdoor entertaining area, complete with a feature pond, ambient lighting, and an integrated BBQ.

The huge, well-equipped kitchen serves as the centrepiece of the home, boasting a walk-in pantry with wine storage, solid parquet flooring, ample work surfaces, a double sink, and quality European appliances.

The accommodation consists of four bedrooms. The palatial master suite and fourth bedroom are segregated from the additional two bedrooms. The master bedroom features a walk-in robe and a new ensuite bathroom. The main bathroom, fitted to the same high standard as the ensuite, includes underfloor heating, full-height tiling, a separate bathtub, and a semi-frameless shower. Additionally, there is a separate guest toilet.

Other features include solid timber door frames and architraves, quality window treatments, fixtures, and fittings, ducted gas heating, ducted electric cooling, excellent storage inside and out (including garden sheds), and a double lock-up garage with masses of rafter storage.

12 Deacon Close is centrally located near Chisholm Village, the Erindale precinct, and Southland Town Centre. It is just a short distance from many excellent public and private schools, parkland, nature reserves, and major arterial roads, offering easy access to all areas of Canberra. This is a delightful offering in a super prime location.

Property features:

Elevated Cul de sac location, at the foot of Simpson Hill

Immaculately maintained throughout

Split level, slab construction with solid timber door frames and architraves

Large formal and informal living areas

Family room features solid parquet flooring

Formal entrance

Four bedrooms

The large, segregated master bedroom has an ensuite bathroom and a walk in robe

Kitchen:

Beautifully crafted

Masses of stone work surfaces and excellent storage

Walk in pantry with wine bottle storage and parquet flooring

Double sink

Miele electric oven (700mm)

Smeg ceramic cooktop

Qasair rangehood

Miele dishwasher

Bathrooms:

Beautifully renovated

Tiled to ceiling

Underfloor heating (electric)

Tastic heat lamps and exhaust fan
Heated towel rails
Semi frameless shower screens
Bathtub (main bathroom)
Vanity / shaving cabinet with integrated power points and storage (ensuite)

Fabulous relationship with the richly planted garden
Gorgeous manicured lawn with a hedged periphery (super private)
Ducted gas heating and ducted electric cooling
Covered outdoor entertaining area with a feature pond, ambient lighting and a BBQ
Electrically controlled outdoor shade (Family room)
Garden shed
Automatic irrigation
Electric hot water (Storage) 2 years old
Double lock up garage with two automatic roller doors and rafter storage
Off street parking spaces
Close to public transport, primary and secondary schools, parkland and recreational areas

Block size:
852 sqm

Property size:
Living Area: 188.58 sqm
Garage: 41.65 sqm

Unimproved Land Value:
\$561,000 (2024)

Rates:
\$3,301.73 P.A

Land tax (only if rented):
\$5,479 P.A

Energy efficiency rating:
2.0

Year of construction:
1986

Comparable sales

24 Goodsir Place, Chisholm	02/08/2024	\$1,085,000
17 Purbrick Street, Chisholm	20/12/2023	\$1,020,000
44 Lucy Gullett Circuit, Chisholm	06/09/2024	\$1,010,000
23 Southern Close, Chisholm	22/02/2024	\$1,000,000
145 Heagney Crescent, Chisholm	21/06/2024	\$990,000
7 Muntz Street, Chisholm	03/11/2023	\$970,000
20 Alston Street, Chisholm	06/07/2024	\$955,000