

13 Titheradge Place, Chapman, ACT, 2611

LUTON

House For Sale

Friday, 9 August 2024

13 Titheradge Place, Chapman, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Justine Burke

Nestled into Cooleman Ridge in Arguably Chapman's Best Position

Not just A room with a view, nearly EVERY room has a view in this delightful three bedroom, ensuite residence, set high on the hill in Chapman. Backing directly onto Cooleman Hill Reserve and situated on a large 1452m² (approx.) block, this executive home, surrounded by beautiful, landscaped gardens, blends style and comfort with quality finishes.

This neat contemporary haven is a joy to walk into. The lounge and dining areas are positioned to the front of the home, capitalising on the outlook and north-easterly aspect. An elevated timber deck wraps around the living areas, extending the views and providing an ideal outdoor entertaining option. Seamlessly connecting to the living areas, a renovated kitchen offers abundant storage options, plenty of bench space, a large breakfast bar and premium fittings including a pyrolytic oven, ceramic cook top and a gorgeous outlook from the kitchen window, with service shelf, over the Reserve.

A large family room offers multiple uses and could easily be converted into a smaller living area plus fourth bedroom. The main bedroom is complete with a walk-in wardrobe and updated ensuite and the remaining bedrooms are both equally well-sized with built-in wardrobes while the renovated main bathroom, with separate toilet, is nearby.

Comfort and attention to detail are evident throughout. Most of the windows are double-glazed with quality curtains and shade blinds, there's ducted heating and cooling, quality carpet and heaps of under-house storage that suggest a wine cellar perhaps.

The landscaped gardens blend into the Reserve and meander around the home, replete with easy-care ground cover, decorative bushes and flower beds. A double garage with separate auto-opening doors and room for a workspace opens to a driveway with off-street parking.

In an elevated location, at the top of a peaceful cul-de-sac, with the wrap-around deck making a fabulous viewing platform over the city and nature reserve below. Only a short drive away from Chapman Primary School and local shops, Cooleman Court and Woden town centre.

This elegant, stylish residence is a rare gem. It's been a long time out of the market, so be sure to inspect before this opportunity is lost.

Features:

- Beautifully presented, contemporary, three bedroom, ensuite home
- Elevated home backing directly onto Cooleman Hill Reserve
- Set in a highly sought after Chapman location
- In a peaceful cul-de-sac on an approx. 1452m² block
- Amazing views over Canberra
- North-Easterly facing open plan living and dining areas
- Renovated kitchen with pyrolytic oven, ceramic cooktop
- Double sink, stone benchtops, heaps of storage
- Large breakfast bar, additional storage area
- Large family room, potential fourth bedroom
- Main bedroom with walk-in wardrobe and updated ensuite
- Bedrooms 2 and 3 well-sized with built-in wardrobes
- Renovated main bathroom, separate toilet
- Laundry with external access
- Quality curtains and shade blinds
- Nearly all windows and doors are double glazed
- Ducted reverse cycle heating and cooling
- Security flyscreen at back door
- Elevated timber deck around living areas

- Small serving shelf outside kitchen window to deck
- Double garage with two auto opening doors
- Room for workshop in garage
- Under house storage areas
- Plenty of off-street parking
- Landscaped gardens surrounding home
- Close to Chapman Primary School and shops
- Short drive to Coleman Court and Woden shopping centres
- Rental appraisal of \$950 to \$1,000 per week

EER: 2

Land Size: 1452m²

Living Size: 158m² (approx.)

Land Rates: \$5,356 p.a (approx.)

Land Value: \$979,000 (approx.)