

# 23 Beaumont Close, Chapman, ACT 2611

## House For Sale

Monday, 8 July 2024



23 Beaumont Close, Chapman, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1672 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Auction

Looking for a lifestyle to create family memories, while enjoying incredible outdoor spaces within a secluded setting? Look no further. Positioned in a prime, leafy, Chapman location backing Chapman Ridge reserve is this single level family home. Sitting proud in an elevated location on a 1,672m<sup>2</sup> parcel of land with direct access to reserve from the tennis court. As you enter the home you are immediately drawn to the immense open lounge and dining area which are ideal for the more formal occasions. The real hub of the home is the updated kitchen that connects seamlessly to the informal family /meals area, which will easily accommodate the family dinners. Of the home's four bedrooms, two bedrooms are equipped with built in robes and are serviced by a renovated bathroom and separate toilet while the oversized primary suite offers a walk in robe and ensuite bathroom. Other features include an inground swimming pool, three car garage and easy-care low maintenance gardens. Just a few steps from lovely Chapman walking tracks and minutes from Cooleman Court and Woden Shopping precincts, this address enjoys a coveted and privileged position. FEATURES:- Elevated position backing Chapman Ridge - North facing single level home - 1,672m<sup>2</sup> parcel of land - Inground pool - Tennis court (fully fenced)- Sundrenched family / meals area- Formal lounge and dining area - Rumpus room- Four bedrooms, main with ensuite and walk in robe- Main bathroom services three bedrooms, two with built in robe- Three car garage, all with manual doors- Wrap around verandah EER: 1.5 Living Area: 232m<sup>2</sup> Rates: \$4,831 pa (approx) Land Tax: \$8,913 pa (approx) Land Size: 1,672m<sup>2</sup> Land Value: \$871,000 (2023)