

34 Sidaway Street, Chapman, ACT, 2611

LUTON

House For Sale

Friday, 20 September 2024

34 Sidaway Street, Chapman, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Justine Burke

Superbly Located Large Family Haven with Potential Plus

Welcome to your urban sanctuary! Spread across the contours of its wide, 1370 m² (approx.) leafy block, this expansive four bedroom ensuite home is neatly tucked away in its own little pocket of Chapman.

Freshly painted, well presented and surrounded by delightful gardens, there's heaps of potential to do more with the home. Backing onto a small park with a playground, it could be your family's own private haven.

Spacious, and with an abundance of natural light dancing through the generous windows of the home, the open concept living areas encompass a huge lounge room with plenty of space for a study nook and a large dining room. Both rooms have access to a generous balcony that wraps around the living areas and would be the ideal spot for outdoor entertaining or a morning cuppa, watching the birdlife or just appreciating the natural outlook. A neat, very functional kitchen adjoins the spacious family/meals area and has been upgraded, offering heaps of storage and work space, electric cooking and more.

A sunroom is an additional benefit for this already large home. Ideal as an extended play area in wet weather, indoor entertaining, an office, or a calm space to appreciate the leafy surrounds, this home offers a variety of lifestyle options.

The bedrooms are segregated from the living areas, and all have built-in wardrobes. Both the main bathroom, with separate toilet, and the main bedroom ensuite have been nicely upgraded. Ducted gas heating and evaporative cooling ensure warmth and comfort whatever the weather and the double garage keeps the cars weather-proof too.

A spacious home nestled into an urban oasis, in a superb location, with heaps of potential for creating your ideal lifestyle and lasting memories in. Ideally situated within walking distance to Chapman shops, public transport and Chapman Primary School. Woden town centre and Weston Creek's Cooleman Court shops are a short drive away.

Location, lifestyle, spaciousness, leafy liveability - this home offers the ideal blend of tranquil living with urban accessibility. Don't miss the opportunity to make it your haven.

Features:

- Versatile home with different living areas
- Elevated on large 1370 m² (approx.) leafy block
- Backing onto greenspace and park with playground
- Plenty of potential to do more with the home
- Open plan lounge and dining rooms
- Lounge room with study nook
- Large wrap around balcony
- Family/meals areas opening to kitchen and sun room
- Kitchen with wide electric oven, ceramic cook top
- Plenty of benchtop work space
- Sun room with ceiling fan
- All bedrooms generously sized with built-in wardrobes
- Main bedroom with updated ensuite
- Updated main bathroom with separate shower and bath
- Separate toilet
- Freshly painted throughout
- Security locks on all windows
- Ducted gas heating and evaporative cooling, 2 years old (still under warranty)
- VDSL or NBN connected
- New gutters and storm drains
- Double garage with gable roof for extra storage, with auto door

- Under house storage
- Garden shed
- Walking distance to Chapman Primary School, shops
- Super close to walking and cycling trails of Cooleman Ridge, including the Centennial Trail
- Close to public transport
- Short drive to Cooleman Court, Woden town centre and Stromlo Forest Park
- Rental appraisal of \$750 to \$850 per week

EER: 0

Living Size: 144m² (approx.)

Sun Room: 39m² (approx.)

Land Size: 1370m²

Land Rates: \$3,932 (approx.)

Land Value: \$725,000 (approx.)