

44 Lucy Gullett Circuit, Chisholm, ACT, 2905

LUTON

House For Sale

Thursday, 18 July 2024

44 Lucy Gullett Circuit, Chisholm, ACT, 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Justine Burke

Modern Energy Efficient Family Home with Fabulous Outlook

Generously proportioned, beautifully maintained and updated, this inviting four bedroom, ensuite home enjoys a sweeping vista towards the surrounding hills from its elevated and peaceful position. An all-electric home with 36 solar panels in a 16.2kW system and 3-phase power, energy efficiency is at a premium here.

Sure to appeal to families seeking space, comfort and privacy, the home is situated on a large 995m² block (approx.) and features an abundance of full height windows and doors showcasing the scenic backdrop and swamping the home with natural light.

Offering a comfortable mixture of formal and informal living areas, the North-facing, large living room flows into the dining room, with the separate family/meals area opening to the covered timber deck and outdoor entertaining area. The well-equipped upgraded kitchen is sure to please even the most reluctant cook thanks to the 900mm induction cooktop, oven, stone benchtops, breakfast bar, dishwasher and stainless-steel rangehood, not to mention the outlook from the kitchen window.

All the bedrooms contain built-in wardrobes, the main bedroom with a modern ensuite and the fourth bedroom currently utilised as a purpose-built study, perfect for those wanting a quiet workspace. The main bathroom has also been upgraded to include a corner spa and is situated conveniently close to the bedrooms.

Outside, the wow factor continues. There's one step out onto a large covered rear deck that extends to an additional paved area that's perfect for the entertainers. All this is surrounded by an exceptionally well-kept, secure tiered yard - simply sit back and enjoy the fabulous views!

Underneath the main level, there is also an externally accessed workshop that leads through to a massive double garage offering plenty of storage room. With Simpsons Hill over the road and Chisholm Pre, Primary and High schools all within easy walking distance, this super-comfortable, move-in ready property is a modern feast for the senses, designed for today's energy efficient lifestyles.

Features:

- Four bedroom ensuite home on an elevated 995m² (approx.) block
- Located in a quiet loop-street
- Large L-shaped living and dining areas with North-facing aspect
- Tiled entrance, hallway, kitchen and family area
- Upgraded kitchen with stone bench tops extending to a breakfast bar
- 900mm Bosch Induction cooktop and wall hung oven, stainless steel rangehood
- Miele dishwasher, plenty of storage and cupboard space
- Upgraded laundry, ensuite and bathroom with modern fixtures
- All bedrooms incorporate built-in wardrobes
- Fourth bedroom converted into home office with built-in desk
- Oversized ducted electric 3-phase reverse cycle heating and cooling with WiFi controller. Quickly heat or cool the house from your phone anytime, anywhere
- 16.2 kW 3-phase Enphase microinverter solar system
- Security system with alarm
- Oversized electric hot water system, timed to run from solar
- Covered rear deck and paved area with outstanding outlook to the hills
- Landscaped low-maintenance tiered yard with established apricot, pear and plum trees plus vegetable garden secured with Colorbond fencing
- Drip irrigation system fed by two 5,000L water tanks
- 3-phase 11kW electric car charger in garage
- Oversized double garage with plenty of storage and workshop with external access

- Rental appraisal of \$775 to \$825 per week

EER: 3

Land Size: 995m²

Living Size: 144m² (approx.)

Land Rates: \$3012 p.a (approx.)

Land Value: \$528,000 (approx.)