

1/3 Sidaway Street, Chapman, ACT, 2611

CapitalResidential

Townhouse For Sale

Monday, 14 October 2024

1/3 Sidaway Street, Chapman, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Positioned in a Boutique Development of only Four Quality Townhouses

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

Positioned on the end of a boutique development of only 4 architect designed townhouses and built by award winning builders Taylor & Knowles of Bespoke Building, this light and airy, north facing two storey townhouse is sure to impress.

The well equipped kitchen features Bosch appliances, excellent storage and masses of stone work surfaces. Adjoining the kitchen is the open plan living area which is flooded by natural light and enjoys a feature 3.3m ceiling and solid hardwood flooring. The living room opens via a wall of stacking glass doors onto a fabulous covered entertaining deck, which is privately set behind a hedged periphery.

The accommodation consists of three bedrooms. There is a bedroom on the ground floor, which is serviced by a bathroom and could be utilised as the master suite. Additionally, there are two bedrooms and another full bathroom on the upper level.

Other features include ducted reverse cycle air conditioning, double glazed windows, quality window treatments and a double lock up garage with internal access.

A short stroll to the wonderful Chapman shops and the Chapman Primary school and easy access to Cooleman Court and the Woden town centre, it is a low maintenance home conveniently located to offer an awesome lifestyle.

- North facing
- Light and airy throughout
- Fastidiously built by Taylor Knowles "Bespoke Building"
- Architect designed by Hugh Gordon
- Direct street access
- Solid hardwood flooring in the living area
- Bosch appliances and masses of stone work surfaces
- High ceilings
- Double glazed
- Extremely private
- Quality window treatments throughout
- Flexible floorplan (potential master suite on the ground floor)
- Fabulous rear (covered) entertaining deck
- Bathrooms are tiled to the ceiling
- Excellent storage including under the stairs
- Low maintenance garden and hedges
- Double lock up garage with internal access and an automatic door

Block Size:

246 sqm approx

Property size:

Living area: 118 sqm

Rear deck: 26 sqm

Garage: 38.26 sqm

Body Corporate:

\$2,978 P.A

Rates:

\$2,735.23 P.A

Water and Sewage:

\$1,400 P.A

Energy efficiency rating:

4.5

Last sold:

2016 (\$667,503)

Year of construction:

2017

Comparable sales???

Address	Date	Price
4 Thring Street, Chapman	23/04/2024	\$1,080,000
2/5 Sidaway Street, Chapman	23/03/2024	\$1,050,000
32B Carbeen Street, Rivett	05/12/2023	\$935,000
10 Kalgoorlie Crescent, Fisher	23/03/2024	\$921,000
16 Burara Crescent, Waramanga	06/06/2024	\$885,000
6/30 Jemalong Street, Duffy	06/05/2024	\$830,000
16/47 Foxall Street, Holder	02/03/2024	\$817,000