

11 Armfield Place, Chisholm, ACT, 2905

House For Sale

Friday, 1 November 2024



THE
PROPERTY
COLLECTIVE

11 Armfield Place, Chisholm, ACT, 2905

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



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Azaria Esayas

Spacious Renovated Family Home Backing Simpson Hill Nature Reserve

This beautifully renovated family home features a versatile layout perfect for growing families, set on an elevated 980m² block that backs onto the serene Simpson Hill Nature Reserve.

Inside, the home offers comfortable living spaces with a lounge room featuring new plush carpet and a cozy dining area with stylish timber-look flooring, complete with sliding door access to the rear garden and entertainment area. The kitchen has been thoughtfully renovated to bring a touch of Hamptons charm, featuring granite benchtops, dual sinks, a 900mm induction cooktop, soft-close drawers, a Bosch dishwasher, Westinghouse wall oven, and elegant shaker cabinetry.

Upstairs, there are four generously sized bedrooms, each with built-in robes, plush carpet and views to the surrounding landscape. The original main bedroom includes an ensuite, while a family bathroom with a separate bath and toilet serves the rest of the home. A walk-in linen cupboard provides convenient storage.

The lower level offers a flexible fifth bedroom or multi-purpose room with its own entrance, newly updated walk-in robe, renovated bathroom, and laundry. This private space is perfect for extended family, a home office, or a teen retreat.

Outdoors, you'll find a covered large entertaining area with heater bars and a built-in pizza oven. The expansive grassed area offers ample space for children and pets to play, with direct access to the neighbouring reserve for added tranquillity.

Additional features include a double garage with internal access, an open parking space suitable for trailers or caravans, a U-shaped driveway, zoned ducted reverse-cycle heating and cooling, roof cavity storage, 8 solar panels, three garden sheds, two water tanks, and a small pet enclosure.

Conveniently located just minutes from Chisholm shops, Caroline Chisholm Senior School, Gilmore Primary School, playgrounds, open fields, and public transport, this home provides everything needed for a vibrant family lifestyle.

The Perks:

- Tri-level five-bedroom, three bathroom, family home.
- Freshly painted internally
- New plush carpet to living area and all bedrooms
- Zoned ducted heating and cooling
- Keypad front door
- Views from all bedrooms
- Located on the high side of the street and in a quiet cul-de-sac
- Backing Simpson hill reserve
- Hampton style kitchen with large pantry, soft close drawers, 900mm induction cooktop, granite benchtops, Bosch dishwasher and Westinghouse oven
- Covered outdoor entertaining area to host even the largest of family gatherings, complete with a built-in pizza oven
- 8 Solar panels
- Multi-purpose room or 5th bedroom
- Plenty of off street parking

The Numbers:

- Living: 218m²
- Garage: 42m²
- Block: 982m²
- EER rating: 3 Stars
- Build year: 1987
- Rates: \$3085 p.a approx.

- Land tax: \$5625 p.a approx. (Investors only)
- Rental estimate: \$820-\$850 per week.