

# 11 Haswell Place, Chifley, ACT, 2606

## House For Sale

Thursday, 24 October 2024



11 Haswell Place, Chifley, ACT, 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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## Charming Three-Bedroom Home in Prime Woden Location

Situated in the heart of Woden Valley, this beautifully updated three-bedroom home combines charm, modern comforts, and a fantastic location. With thoughtful renovations and extensions, the home maximizes its enviable position, surrounded by meticulously maintained gardens and offering serene treetop views over Chifley. Boasting three separate living areas, this home provides an ideal balance of open, spacious areas for entertaining and cozy, intimate spaces perfect for relaxation. Nestled in a peaceful cul-de-sac, the property is just a short stroll from Chifley shops, top schools, Woden Town Centre, and Melrose Drive, offering easy access to the city.

### Key Features:

- Tastefully renovated home in a quiet cul-de-sac
- Zoned in the RZ2 core zone
- Master suite upstairs with built-in robes and ensuite
- Two additional bedrooms, one with built-in robes
- Open-plan living and dining area with access to the courtyard
- Separate family room and an upstairs rumpus for added space
- Recently updated main bathroom
- Chef's kitchen with quality appliances, overlooking the courtyard
- Electrolux 90cm 'UltimateTaste' induction freestanding stove, with matching Electrolux rangehood with 'Hob2Hood' technology
- Two Daikin split-system reverse cycle air conditioning units, one in the upstairs rumpus and downstairs dining area
- Instant gas hot water system
- Full-sized laundry with ample storage solutions
- Double-glazed windows in the lounge and dining rooms
- Insulation upgrade in 2023 (Alexander Watson) – floor, ceiling and wall cavities where possible
- Honeycomb blinds
- Energy efficient LED lighting throughout
- Elevated deck with treetop views, perfect for relaxing
- Undercover alfresco for outdoor entertaining
- Karndean vinyl flooring installed downstairs
- Freshly painted inside and out
- Single lock-up garage and additional single carport
- Upgraded meter box
- Conveniently located near Chifley shops, quality schools, Woden Town Centre, and with easy access to the city via Melrose Drive

EER: 4.5

Rates: \$4,442 pa (approx)

Land Tax: \$9,007 pa (approx)

Living Area: 144m<sup>2</sup>

Land Size: 748m<sup>2</sup>

Land Value: \$809,000 (2024)

### Nearby

- Woden Westfield
- Torrens Primary School
- Melrose High School
- Chifley Shops, playground and playing fields
- Mount Taylor