

37 Pelham Cl, Chapman, ACT, 2611

House For Sale

Thursday, 7 November 2024



37 Pelham Cl, Chapman, ACT, 2611

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House

Elevated Elegance: Luxurious Family Living with Breathtaking Views

Defined by its breathtaking views, this expansive residence is the epitome of luxury family living, offering over 300m² of space plus the rarity of its elevated position directly backing onto a nature reserve. With a desirable north-facing aspect, it's an experience of natural light and luxurious ambiance, with multiple living zones for a dynamic household and a fantastic indoor/outdoor design to suit entertainers. Featuring designer fixtures and fittings throughout, this stunning home presents a truly unique turn-key opportunity for a dream lifestyle in a highly sought-after dress circle location.

FEATURES

- Elevated position with breathtaking 180-degree views
- Large 1,114m² block backing onto Cooleman Ridge Nature Reserve
- Expansive five bedroom plus study family home
- 3.2m high windows across the front of the home
- Generous split-level formal lounge and dining room with high ceilings and direct access to front entertaining deck
- Chef's kitchen with granite benchtops, Miele appliances and Highland/Franke cooktop, glass splashbacks and soft-close drawers
- Covered entertaining deck with outdoor kitchen including granite bench tops, glass splashback, new Weber Built-in Family Q, cabinetry, bins, power and breakfast bar
- Centrally located family room with breakfast bar and beverage station (including two Vintec wine and bar fridges)
- Large covered outdoor dining area off family room with skylights, ceiling fans and soft lighting
- Rumpus room/library with built-in cabinetry and storage room / wine cellar
- Parents retreat upstairs with large walk-in robe, ensuite, expansive views and access to the back garden and pool area
- Bedroom two with walk-in robe and built-in desk
- Bedrooms three and four with built in robes
- Additional living area off bedrooms three and four with built-in study desk, storage and external access
- Large main bathroom with hydrotherapy spa bath
- Segregated fifth bedroom
- Multi-zone Bose entertainment system providing music to rooms and externally
- Security alarm system and security doors
- New ducted heating and air conditioning systems
- Reverse cycle split system units in office, bedroom 5/gym, rumpus room and main bedroom
- Integrated data/COMS Network – 50+ data points provide a communication fabric within the residence offering flexibility for phone/audio/computer/TV usage throughout
- Bespoke Italian lighting
- Luxaflex blinds to most windows
- Thor's Hammer brushbox timber flooring to entry, dining and kitchen
- Premium 100% wool carpets and porcelain tiles to family room, bathrooms and laundry
- Rylock Thermally Improved Designer Series aluminium double glazed (Low E/Argon Filled) windows and doors throughout
- Fully landscaped gardens with terraced rock walls, privacy screens, spaces for entertaining, a fire pit and play areas
- In ground solar heated saltwater pool with shade sails
- Water tank and in-ground watering system (front and back)
- Extensive storage solutions throughout
- Double garage with automatic door and undercover access to house
- Ample off-street parking
- Large lockable workshop or storage room above garage with power and lighting
- Colorbond fencing
- Close to Chapman shops, Chapman Primary School and arterial roads
- Short drive to Woden town centre and the Canberra Hospital

WHAT THE SELLERS LOVE ABOUT THE HOME

The owners describe the home as a peaceful and private family sanctuary, full of light and space, and comfort and lifestyle options. You just never tire of the stunning and ever-changing outlook throughout the day and the Canberra seasons, and the abundant bird and wildlife at your doorstep. It's a very special home for a new family to enjoy.

STATISTICS (all figures are approximate)

EER: 3.5

Living Area: 308m²

Garage: 40m²

Block Size: 1,114m²

Construction: 1973

Land Value: \$697,000 (2024)

Rates: \$1,009 per quarter

Land Tax: \$2,001 per quarter (only applicable if not primary residence)

Rental Range: \$1,150 - \$1,250/week