

6 Medley Street, Chifley, ACT 2606



House For Sale

Thursday, 9 January 2025

6 Medley Street, Chifley, ACT 2606

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 729 m2

Type: House



Dan Cooper
0412773938

Auction 02/02/2025

Please note: This property will go to auction on Sunday, February 2nd 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30am, and a more indicative time for this particular auction will be provided closer to the date. Discover a home designed for effortless living, combining elegance, functionality, and location. Situated in a prime area near Woden Town Centre and Mawson Shopping Centre, this spacious 4-bedroom residence offers the perfect balance of comfort and modern amenities, making it ideal for families or those seeking a refined lifestyle. With a spacious 246m² floor plan thoughtfully designed for comfortable family living. Convenience is key with its close proximity to Woden Town Centre, Mawson Shopping Centre, and top-rated schools such as Melrose High, Sacred Heart Primary, and Marist College. Enjoy nearby cafes and outdoor activities at Mt Taylor, perfect for nature lovers. Inside offers a separate front lounge for cozy gatherings. Large open-plan living and dining areas with natural timber floors, creating a warm and inviting atmosphere. Carpeted bedrooms (1-3) for added comfort. The expansive gourmet kitchen features an Induction cooktop, 900mm oven, and Bosch dishwasher. Quality finishes ideal for home chefs. The main bedroom retreat at the rear with a walk-in closet that would get celebrity cred and ensuite featuring a double vanity, large shower, and Japanese-style toilet. The second bedroom also has its own private ensuite. The family bathroom includes a deep soaker bath for ultimate relaxation. Step outside to the covered alfresco area that seamlessly flows from the living area. Complete with shade blinds and an outdoor kitchen featuring a gas bayonet outlet for your BBQ. A perfect space for entertaining family and friends. The low-maintenance yard has artificial lawn, which ensures minimal upkeep while retaining a lush, green look year-round. Features include: Main bedroom to the rear with walk-in robe and ensuite with double vanity & large shower. Ensuite to second bedroom. Family bathroom with deep soaker bath. Ducted reverse cycle air conditioning. Under floor heating to all tiled areas. Separate lounge to front. Natural timber floors to living areas & 4th bedroom. Carpeted bedrooms. Induction cooktop, 900mm oven, Bosch dishwasher & convenient touch lighting under kitchen benches. Sheer roller blinds or curtains & quality block-out curtains. Sensor lighting in hallways. Double glazed windows. Covered alfresco with shade blinds, ceiling fan & outdoor kitchen with gas bayonet outlet for BBQ. NBN ready. Alarm system. Low maintenance yard with artificial lawn. Double garage with internal access & remote. This property offers the lifestyle extras you've been searching for - elegance, convenience, and comfort in a sought-after location. Don't miss your opportunity to own this exceptional home. Stats: Block size: 729m² Internal size: 245.80m² approx Garage size: 47m² approx UV: \$780,000 Year built: 2015 Rates: \$4,636.50 per year approx Land tax (if rented): \$9,484 per year approx EER: 6 Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.