

**7 Armfield Place, Chisholm, ACT, 2905**

LUTON

**House For Sale**

Saturday, 18 January 2025

7 Armfield Place, Chisholm, ACT, 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 961 m2**

**Type: House**



Kelsey Tracey  
0414422824



Michael Martin  
0411748805

## Character, Charm, Elevation

Experience More ...

### Tranquil Living | Overflowing Character | Prime Elevation

This character filled split-level designed residence overdelivers in space, breathtaking features and family functionality all complimented by spacious yard spaces and stunning mountain views.

Ideally positioned in an elevated position in Chisholm, It features generous proportions offering a sunken lounge room which flows through to the spacious dining, a large open family room which wraps around the centerpiece kitchen and a separate rumpus room/fourth bedroom which opens out to a breathtaking balcony which looks over the lush green gardens.

The segregated and oversized master suite is equipped with an updated ensuite and walk-in wardrobe with family excellence continuing with two other sizeable bedrooms. The main bathroom and family sized laundry are conveniently placed for complete functionality. Energy savings is a plus with a 6.6kW SolarEdge solar panel system installed and three reverse cycle air conditioners for year around comfort.

Offering a complete family home with extraordinary features and views of the surrounding mountains. If you are looking for your forever home, then look no further than 7 Armfield Place Chisholm.

### Key Features |

4 Bed | 2 Bath | 1 Garage

An elevated position offering stunning views of the surrounding mountains

Secure lock up parking with plenty of off street options

A gorgeous split level lounge room with a spacious dining

Open plan family room with a complete centerpiece kitchen

A completely separate rumpus room/fourth bedroom via the feature winding staircase

An entertainers deck and pergola which looks over the enormous lush green landscaped backyard

Master suite with an updated ensuite and walk in robe

A complete main bathroom and family sized laundry

6.6kW SolarEdge solar panel system installed for year round savings

Three Mitsubishi reverse cycle air conditioners plus a gas fire place for the comfort of the whole family

### Key Information |

Living: 185.74 sqm

Block: 961 sqm

EER: 2 Stars

Rates: \$ 720.75 per quarter

Land Tax (if rented): \$ 1,187.75 per quarter

Auction | Saturday the 8th of February @ 9 am, On Site

To register your interest, please call Kelsey on 0414 422 824 or Michael on 0411 748 805

This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!