

**9A Anderson Street, Chifley, ACT, 2606**

**House For Sale**

Thursday, 21 November 2024



THE  
PROPERTY  
COLLECTIVE

9A Anderson Street, Chifley, ACT, 2606

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Contemporary and Private Family Home with Stylish Modern Features

Tucked away in a private battleaxe position, this elegant home offers a private lifestyle with its parkland reserve backdrop. In close proximity to the popular Woden Town Centre, its location coupled with contemporary finishes, makes it the ideal retreat for families seeking comfort and modern day convenience.

As you step inside, you're greeted by a light and spacious open-plan design that flows seamlessly into four bedrooms and two separate living areas. Enhanced by the warmth of hardwood flooring and the glow of downlights, large windows bathe the interiors in natural light, creating a welcoming and sophisticated ambience.

The kitchen is a chef's dream, featuring gas cooking, Caesarstone benchtops, a Bosch dishwasher, and ample storage with soft-close drawers. A glass splashback and feature pendant lighting complete this stylish space, while its layout encourages shared moments of cooking and dining.

The segregated master bedroom, complete with a luxurious ensuite and walk in robe, provides a generous retreat, while the additional bedrooms are well-sized with built-in robes. Both bathrooms showcase floor-to-ceiling tiling, wall-hung Caesarstone vanities, and a large bathtub in the main bathroom for ultimate relaxation and family comfort.

Outdoors, the living areas extend onto a large rear deck overlooking a low-maintenance garden with an irrigation system. The secure yard opens directly onto parkland reserves and walking trails, offering endless opportunities for recreation. A double garage with internal access and Crimsafe screens provides security and peace of mind.

Located just a short walk from local shops and the Woden Town Centre, this property ensures everything you need is within reach. With its thoughtful design, modern features, and proximity to amenities, this home invites you to envision a life of comfort and style.

The perks:

- Built in 2009 (approx.)
- Spacious open-plan lounge and dining room plus separate rumpus room
- Hardwood flooring, downlights, and quality curtains
- Kitchen with gas cooking, Caesarstone benchtops, Bosch dishwasher, and soft-close drawers
- Segregated master bedroom with ensuite
- Floor-to-ceiling tiling in bathrooms with wall-hung Caesarstone vanities and a large bathtub
- Ducted reverse cycle air conditioning plus split system, alarm system
- Large rear deck and secure, low-maintenance yard with irrigation
- Backyard opening onto parkland reserve and walking trails
- Quiet street in a private battleaxe position
- Double garage with internal access and ample off-street parking
- Short walk to local shops and Woden Town Centre
- Shared strata arrangement with next door

The numbers:

- Internal living: 167.25m<sup>2</sup>
- Garage: 38.75m<sup>2</sup>
- Block Size: 521m<sup>2</sup>
- Total size: 206m<sup>2</sup>
- Build year: 2009 (approx.)
- EER: 4.0
- Rates: \$3,956 pa (approx.)
- Strata: \$1,250 pa (approx.)