



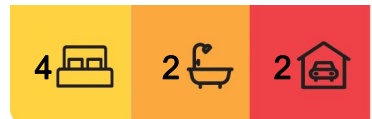
Chapman, 10 Doyle Terrace

DISTINGUISHED DESIGN WITH PERFECT GARDENS

Poised on an esteemed Chapman Street enjoying the natural leafy surrounds, this beautifully designed residence is steeped in elegance. Fully renovated throughout, showcasing high-quality finishes within a luxurious interior and exterior, it is a distinguished property that also offers a warm cosy feeling of home.

With an elegant street presence, manicured gardens, florals and luscious lawns frame the home beautifully. A welcoming front veranda and widened timber front door beckon you inside. Harnessing brilliant natural light amidst the generous use of glass, a large open plan living space takes centre stage, with room for the whole family to enjoy. There is also an additional sitting/library area, the perfect sunny spot to read and relax. Timber flooring stretches throughout further brightening these spaces and ceiling fans providing comfort and charm.

Orientated to ensure constant interaction, the chef's kitchen links smoothly to the additional formal dining area and deck. Featuring custom streamlined cabinetry, expansive stone



For Sale
\$1,499,000 +

View
ljhooker.com.au/HQVH5W

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EER ★★★★★

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benches, induction cooktop, oven, dishwasher and plumbed in fridge, the kitchen is in a class of its own. There is also a conveniently positioned walk in pantry/cellar, plus feature lighting to the kitchen and dining area. Private and invoking holiday-at-home relaxation, the large entertainers deck seamlessly integrates with the interior, bordered by luscious gardens, offering an automatic blind and outdoor fan for enjoyment year round.

Four bedrooms + a study are privately positioned, the grand master is befitting of a home of this calibre - double in size and features an ensuite renovated to the highest of standards featuring floor to ceiling tiles, dual vanity and walk in shower with rainfall shower head plus a large walk-in robe with custom storage. There is the option for a second master suite or ideal guest accommodation/home office, as the second bedroom offers custom built in cabinetry plus an attached powder room, with an adjacent parents retreat/study and outdoor access. Two other bedrooms are on offer, both with built in robes. The master bathroom services the rest of the home, renovated to the same high standard, with custom tiling, separate bath and separate WC.

Sure to be the setting for hours of enjoyment with family and friends, the home is accompanied by a pet friendly fully fenced, private backyard with an array of flat grassed areas, paved areas and luscious established gardens and florals. A beautiful timber sliding gate gives privacy/segregation from pets to the side gardens, with established garden beds and a shed. Additional features include double garage with internal access, new electric reverse cycle heating and cooling, 8x solar panels, on demand solar hot water

Proudly situated in a prime position within this prestigious suburb of Chapman, with local shops, Chapman Primary School and Stromlo High School and surrounding nature reserves and walking trails, the location is second to none.

Features:

- Fully renovated to the highest quality
- Flat 831m2 block located in an esteemed Chapman Street
- Three separate living and dining areas
- Kitchen featuring custom streamlined cabinetry, stone benches, induction cooktop, oven, dishwasher and plumbed in fridge
- Master bedroom with opulent ensuite featuring floor to ceiling tiles, dual vanity and walk in shower with rainfall shower head plus a large walk-in robe with custom storage
- Option for second master suite or ideal guest accommodation/home office, offering custom built in cabinetry plus an attached powder room, with an adjacent parents retreat/study and outdoor access
- Two additional bedrooms with built in robes
- Laundry with custom cabinetry and storage space
- Spacious entertainers deck with automatic blind and outdoor fan
- Surrounded by established gardens including crepe myrtle, Japanese maple, lemon, mandarin, olive, plum and apple trees to name a few, flat grassed areas and paved entertaining areas and segregated garden beds
- Ducted, electric reverse cycle heating and cooling throughout
- Automatic double garage with internal access
- 8x solar panels
- On demand solar hot water

Land size: 831m2



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Living size: 217m2 living & 45m2 garage (approx.)
Land value: \$667,000 (2023)
Rates: \$3,669 p.a (approx.)
Land tax: \$6,464 p.a (approx.) (only if rented)
Construction: 1973
EER: 1.5 stars

More About this Property

Property ID	HQVH5W
Property Type	House
House Size	217 m²
Land Area	831 m²
EER	1.5
Including	Air Conditioning Ducted Cooling Ducted Heating Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Solar Panels

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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