



16 Perry Drive, Chapman




## FULLY RENOVATED FAMILY RETREAT

Ideally located for the upmost in family oriented lifestyle and ease of living, this beautifully renovated residence offers space, comfort and effortless indoor-outdoor living.

Designed with families in mind, the home unfolds across generous living zones, beginning with a spacious, formal lounge area, with a beautiful green outlook plus bifold doors which give the option of separating or integrating with the second living area and kitchen, perfectly flexible for your families needs. Adjacent to the kitchen, the second family/formal dining area flows seamlessly to a large north-facing, covered deck - the perfect setting for weekend barbecues, relaxed entertaining or watching children play in the established, enclosed gardens below. The orientation fills the home with natural light, creating a warm and welcoming atmosphere year-round.

At the heart of the home, the kitchen has been renovated with the highest of quality and style in mind, featuring stone benchtops, a tiled splashback, walk-in pantry and quality stainless steel appliances, including Smeg gas cooktop and oven. It's a space designed for busy mornings, family meals and effortless hosting.

Accommodation is generous and thoughtfully laid out, with four spacious bedrooms. The master suite is segregated, offering a peaceful retreat with walk-in robe and ensuite, while the remaining

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**FOR SALE**  
\$1,249,000 +

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bedrooms include built-in robes and plantation shutters, serviced by the main bathroom with separate bath and shower - ideal for families with young children or teenagers alike. Both bathroom and ensuite have also been meticulously renovated, with floor to ceiling tiling, and quality fixtures and fittings.

Privacy and security are well considered, the covered rear deck and flat, grassed areas are fully fenced and framed by established greenery and natives, perfect for family enjoyment. The front courtyard is also fully fenced and secure with Stratco fencing and gate.

Comfort is assured in every season with ducted reverse-cycle heating and cooling, double-glazed windows and LED lighting throughout. Loved and cherished, the current owners have progressively updated and maintained fixtures over the years, the new buyer will appreciate the functionality and liveability.

Car accommodation is exceptional, with a double carport, single lock-up garage and additional storage - perfect for families with multiple vehicles, bikes or hobbies.

Positioned within the sought-after Stromlo catchment and just moments from Chapman Primary, Mt Stromlo High School, public transport and local amenities, this is a home that supports easy family living today while offering comfort and functionality for years to come.

- Fully renovated, family friendly home in a tightly held location
- Separate formal lounge and family/dining areas
- Expansive north-facing, covered deck perfect for year-round alfresco dining
- Updated kitchen with stone benchtops, tiled splashback and walk-in pantry, quality stainless steel appliances including Smeg gas cooktop and oven, dishwasher and built-in microwave
- Generous master bedroom with walk-in robe and ensuite
- Remaining bedrooms with built-in robes and plantation shutters
- Renovated main bathroom with separate bath and shower
- Meticulously maintained and actively upgraded
- Ducted reverse-cycle heating and cooling throughout plus reverse cycle heating and cooling unit
- Double-glazed windows and LED lighting for comfort and efficiency
- Stratco fencing enclosing the front courtyard
- Enclosed backyard with flat grassed areas, established, easy-care gardens and native plantings
- Double carport plus single lock-up garage with extra storage
- Located within the sought-after Stromlo catchment
- Walking distance to Chapman Primary School, Mt Stromlo High School and public transport

Land size: 866m<sup>2</sup> (approx.)

Living size: 133m<sup>2</sup> living + 30.5m<sup>2</sup> garage & 31.5m<sup>2</sup> carport (approx.)

Land value: \$649,000 (2025)

Rates: \$4,212 p.a (approx.)

Land tax: \$8,399 (p.a) (only if rented)

Construction: 1974

EER: 1.5 stars



## MORE DETAILS

Property ID	JRTH5W
Property Type	House
Land Area	866 m2
EER	1.5
Including	Ducted Cooling Ducted Heating Deck Dishwasher Built-in-Robes Fully Fenced

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |

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### LJ Hooker Woden | Weston (02) 6288 8888

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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