



26 Bertel Crescent, Chapman




FIRST CLASS LOCATION & LIFESTYLE

The pinnacle of perfection with superior finishes and unrivalled design, this unique one-of-a kind residence perfectly blends quality craftsmanship with quality lifestyle and living. No expense has been spared in refining this masterpiece, blending architectural features and contemporary comfort, space and ease of living are ever present.

The impressive architectural build plays to its natural surroundings perfectly, intelligent design capitalises on its location, an impressive 1145m2 block at the base of Mt Arawang.

The home itself has been fully renovated and extended, the new floorplan ensuring multiple spaces to live, relax, create, entertain or host guests.

Stepping inside, the entrance hall shows feature timber and soaring high ceilings, just a glimpse of the grandeur. The lower level offers four separate internal living areas, each harnessing quality lifestyle features. There is a media room, formal lounge with stone feature slow combustion fireplace, formal dining with feature lighting and a luscious outlook, plus the family area integrating the kitchen and outdoor entertaining. Outdoors, evokes resort style relaxation with

4  3  4 

FOR SALE
\$2,499,000 +

AGENTS

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 **LJ Hooker**

alfresco area, including cedar ceiling plus skylights and a plumbed 4 burner BBQ, all with garden surrounds.

The exquisite kitchen is sleek in design with two Miele ovens (one being pyrolytic), built in Miele coffee machine and microwave, Miele induction cooktop, Miele dishwasher, walk in pantry and suspended stone breakfast bar. There is also a separate study with built in cabinetry and large laundry with storage plus powder room on this level.

All bedrooms are located upstairs, the grand master of palatial standards, featuring an impressive ensuite with storage a hidden shower and WC and a concealed laundry chute. A bedroom conversion leads to an incredibly spacious walk-in robe with custom storage and joinery. Three other bedrooms are located upstairs, all with built in robes, plus a master bathroom of the same standard with bath, shower and separate WC. There is also a walk-in linen closet.

The features of this home are endless, all electricals and plumbing are replaced so the new owner can enjoy confidence as well as comfort in their purchase. There is an oversized double garage with workshop space and internal access, plus an additional large dedicated workshop with easy access to a full bathroom for building, creating or tinkering, ideal for a home business or home hobbyist, this could also serve as an additional garage. The cavity construction allows this to be transformed into a habitable space.

Ideally located, close to parks, quality schools, Woden and Weston Creek shopping districts plus easy access to the Russell Defence Offices, the Parliamentary Triangle and Canberra Airport. The attention to detail and craftsmanship of this one-of-a-kind family residence are sure to impress.

- Double Brick Construction with suspended concrete slab upstairs - very quiet, cool in summer
- Frameless shower screens
- Custom joinery throughout with solid Bamboo features
- Completely re-wired with three phase power
- Plumbing replaced throughout including all new drainage
- Quality solid internal doors throughout with translucent glass to wet areas
- Blum Kitchen hardware with servo drive to kitchen
- 30mm Caesarstone tops with waterfall ends to kitchen
- Low maintenance gardens with drip irrigation
- Provision for 200 garden lights - transformer switched internally
- Ceiling fans to bedrooms
- Mirrored shaving cabinets to bathrooms
- Spa bath to main bathroom
- Walk in linen
- New robes to bedrooms
- New plasterboard throughout - all internal render removed
- Washing machine and dryer raised off floor
- Wood Grain aluminium screening to front fence - won't degenerate like timber
- Private setting - parkland at the front sets house back from road
- Insulated panel lift door to workshop

Block Size: 1145 m2

Living Size: 397m2 (approx.)

Garage Size: 153m2 (approx.)

Unimproved Value: \$750,000 (2023)

Rates: \$4,049 p.a (approx.)

Land Tax: \$7,268 p.a (approx.)

Construction: 1974 (approx.)

EER: 3 Stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

MORE DETAILS

Property ID	HESH5W
Property Type	House
House Size	550 m2
Land Area	1145 m2
EER	3

Jane Macken 0408 662 119

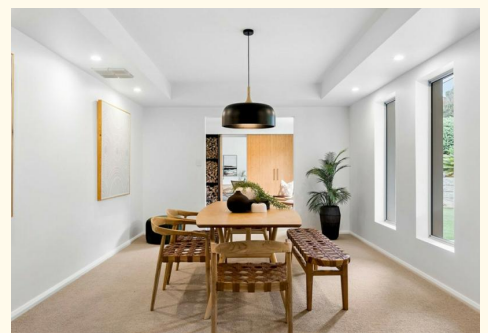
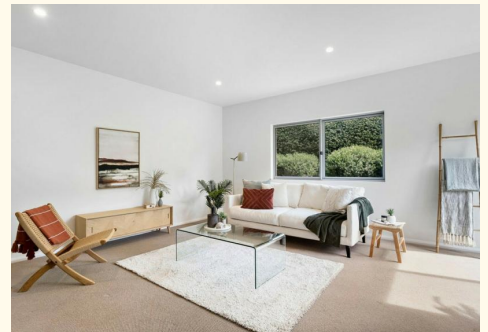
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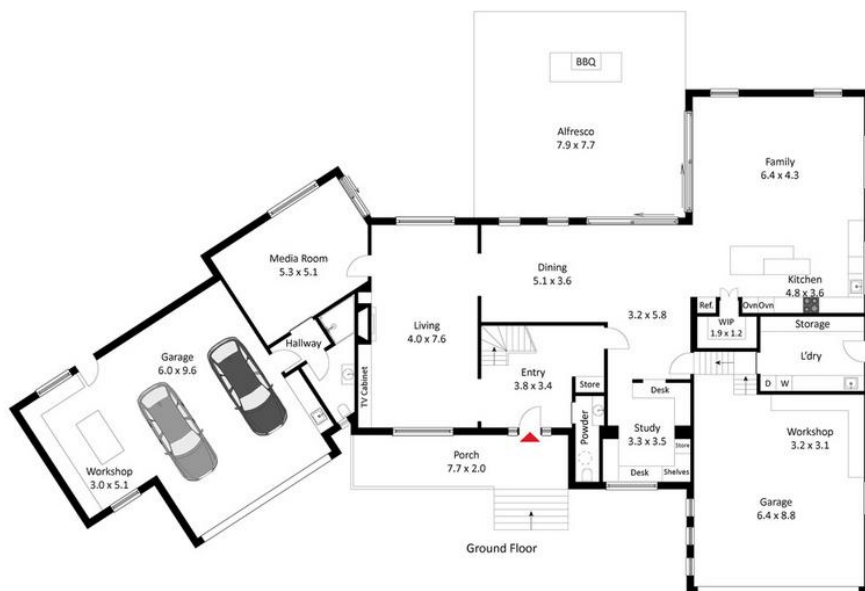
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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