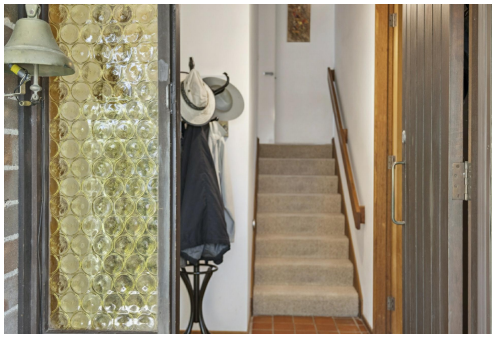

Chapman, 3 Redgrave Place

MULTIGENERATIONAL CHARM WITH PANORAMIC VIEWS

4 2 2

For Sale
Contact Agent

View
ljhooker.com.au/HMSH5W

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Situated on a quiet and elevated cul-de-sac backing Cooleman Ridge nature reserve, this charming home sitting on a stately 1306m2 block is bursting with character, beautiful views and vistas and is surprisingly spacious and versatile. With an incredible 191m2 of internal living space over three different levels, the floorplan caters to the modern family desiring privacy and space, looking to add their own welcoming touches to their dream family home.

The home is positioned privately behind established front gardens and a lovely front veranda situated to enjoy the elevation. Stepping inside, the sense of space is immediately apparent, displayed first by the spacious formal living area with soaring high raked ceilings further adding to the sense of space. A study is attached, providing the option for harmonious working from home arrangements, guest accommodation or a 5th bedroom. Ascend the stairs through to the separate kitchen, offering electric cooking, dishwasher,

EER ★

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ample bench and storage space plus a beautiful vista over the gardens. There is also an attached formal dining area, with feature lighting and a reverse cycle heating and cooling unit for delightful entertaining. Adjacent to the kitchen is the spacious family room, yet another space in which to unwind or entertain, providing access to both the private, sunny patio and the bedroom wing upstairs.

The master bedroom is privately positioned on the lower level, complete with double robes and an ensuite. Three other bedrooms are positioned upstairs, two with built-in robes and their own reverse cycle heating and cooling units. These are serviced by the main bathroom, complete with bath, shower and separate WC.

Outdoors is truly your 'little bit of Eden' - a large, private oasis which has been lovingly designed and maintained, immerse yourself within the alfresco entertaining area with vine-covered pergola, climbing plants, paved areas, grassed areas and terraced gardens plus views to Black Mountain Tower. Enjoy established and fruitful lemon, cumquat, quince, olive, apple, pear and loquat trees, grape and kiwi fruit vines, blueberry and loganberry bushes. The garden has been designed for year-round beauty, but is also surprisingly easy-care.

Additional features of the home include double garage and workshop space with wonderful mezzanine storage options. Proudly situated in a prime position within this prestigious suburb of Chapman, with local shops, Chapman Medical Centre, Chapman Primary School and Stromlo High School within easy walking distance, plus surrounding parks.

Features:
- Elevated block backing Cooleman Ridge Nature Reserve
- Quiet cul-de-sac
- Wonderful views and vistas
- 3 separate living and dining areas
- Separate study or 5th bedroom / guest accommodation
- Spacious kitchen with electric cooking and dishwasher
- Segregated master suite with ensuite
- Three additional bedrooms, two with built in robes and R/C units
- Main bathroom with separate bath, shower and separate WC
- Private backyard with paved entertaining areas, lawns, structured gardens and fruit trees plus separate patio
- Double garage with workshop space and mezzanine storage

Land size: 1,306m2
Internal size: 191m2 living + 47m2 garage & storage
Land value: $1,035,000 (2023)
Rates: $5,351 p.a (approx.)
Land tax: $9,999 p.a (approx.) (only if rented)
Construction: 1974
EER: 1 star

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More About this Property

Property ID	HMSH5W
Property Type	House
House Size	238 m²
Land Area	1306 m²
EER	1

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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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