



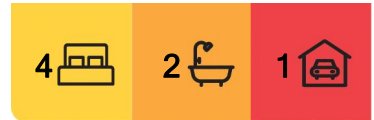
## Chapman, 9 Faulkner Place

### Superbly Located Family Home

After 50 years of nurturing this superbly positioned Chapman home, the seller has moved onto the next chapter of their lives, and what they leave behind for a new owner is the product of a lifetime of care and improvement.

Nestled quietly at the end of a cul-de-sac, this gorgeous family home enjoys one of the prime spots in Chapman. With ample guest parking and no through traffic, this is a quiet and safe place to live, entertain and raise a family. The path at the end of the cul-de-sac heads straight down to the local primary school and shopping centre, only about 200m by foot, and by heading through the underpass you and your family don't need to cross a single road to get there.

The house itself occupies an elevated position on the street, and the northeasterly views from your terrace and lounge are incredible.



**For Sale**  
\$1,075,000+

**View**  
[ljhooker.com.au/1HKKVEF92](http://ljhooker.com.au/1HKKVEF92)

**Contact**  
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EER ★★☆☆☆☆



**LJ Hooker Dickson**  
(02) 6257 2111

**Disclaimer:** 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.

This home does not want for either living or storage space, with formal lounge and dining areas, a large eat-in kitchen, and a huge main bedroom, with an enormous amount of under-house storage as well.

From 3 of the bedrooms, you have serene views leading out to the manicured gardens, and stepping out into this space feels almost like going on holiday. The gardens here are beautiful, private, shady and surprisingly low maintenance.

The original garage has also been converted into a cool guest house or teenager's retreat, complete with its own bathroom, kitchenette and bar. There is still a secure carport here, and this could quite easily be turned back into parking for 2 vehicles.

You are just minutes by foot to some great local shops, with groceries, cafés, and medical services available almost at your fingertips. As well as a highly regarded local school, and a short trip down to Cooleman Court or Westfield Woden.

What's on offer:

- Beautifully cared for 3 bedroom + study / 4 bedroom home.
- Elevated position with great views
- Separate rumpus/teenager's retreat.
- Fully fenced in-ground swimming pool.
- Established landscaped gardens.
- A huge amount of storage space under the house.
- Secure carport.
- Cul-de-sac location with a short and safe walk to the local school and shops.
- Solar Panels.

Walk to:

- Chapman Primary School.
- Chapman Shops.
- Weston Creek Little Athletics Centre.
- Cooleman Ridge Nature Reserve.
- Lipman Street Playground.
- Weston Creek Labor Club.

Quick and easy access to:

- Cooleman Court.
- Westfield Woden.
- Canberra Hospital.
- Mount Stromlo.

EER 2.5



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## More About this Property

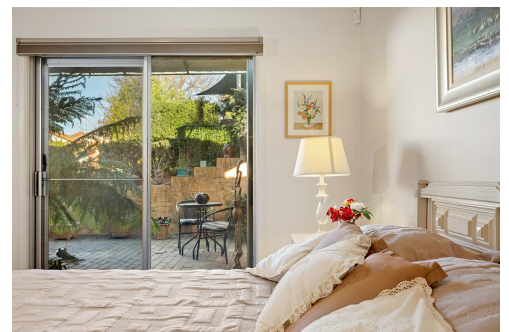
<b>Property ID</b>	1HKKVEF92
<b>Property Type</b>	House
<b>House Size</b>	165 m <sup>2</sup>
<b>Land Area</b>	862 m <sup>2</sup>
<b>EER</b>	2.5

### Nic Salter-Harding 0412 600 085

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