



Chifley, 4 Lyle Place MODERN FAMILY PERFECTION

Auction Location: On-Site

Superior in its design and presentation, this remarkable residence is a true family entertainer, with meticulous attention to detail leading to a long-lasting impression. Enjoy the best of both worlds, this location leans into its natural surroundings perfectly, enjoy green spaces and Kangaroos at your doorstep without sacrificing the convenience of the location, being able to walk to the Woden town centre in just 20 minutes, and the wonderful community hub of Chifley shops just 300m away. Deluxe outdoor living, sprawling refined interiors and incredible energy efficiency are all impeccably provided within this resort style, opulent home nestled in the esteemed Woden Valley suburb of Chifley.

Commanding an impressive street appeal within a quiet cul-de-sac which opens onto the Mt Taylor nature reserve, warmth and sophistication radiates through the expansive

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For Sale
Auction

View
ljhooker.com.au/H65H5W

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EER ★★★★★★

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interior; premium finishes awash at every turn. Boasting refined features, there are multiple living areas, a sparkling heated pool and cleverly designed storage, all embracing a coveted position surrounded by mountainscapes.

A formal entrance foyer gives an elegant welcome, setting the tone of the rest of the home. Dedicated to exceptional living and entertaining, you are guided with grandeur into the relaxed formal living area; with built in library cabinetry giving an incredibly cosy feel, with glass sliding doors offering perfect privacy when desired. An extravagant work zone, the central kitchen impresses with absolute distinction and embracing a sleek aesthetic, with 900mm gas cooktop and overhead island rangehood, double integrated oven and microwave, dishwasher, striking timber benchtops and feature tiled splashback alongside spacious walk-in pantry. The large laundry is also positioned downstairs, perfectly designed to provide for a 'mud room', cabinetry designed to cater for the modern family's needs alongside an additional WC.

The kitchen sits in the centre of the large, open plan dining and family room, holding a coveted northerly aspect for ideal natural sun, with carpet catering to the family living area and timber look flooring otherwise throughout for easy dining and entertaining. Glass doors provide seamless flow to the outdoors, an extension of the internal living and entertaining options where premium outdoor living has truly been perfected. The spacious deck is covered with a ceiling fan, providing plenty of room for year-round BBQs or celebrations overlooking the sparkling in-ground heated pool. Easy care greenery and hedges have been cleverly planted to surround the backyard, giving privacy to the pool area as well as a luscious green outlook. Families with active children need not worry, enjoy the benefits of a low maintenance block as there is a dedicated basketball court cleverly positioned at the front of the home.

Six bedrooms are positioned throughout the home; catering to the modern family. The master suite invokes sumptuous relaxation, including access to the rear deck and a walk-through robe to the exquisite ensuite with dual rainfall showerheads, floating vanity and WC. Bedroom two/guest is also located on this level, including built in robes, with a luxurious full sized bathroom adjacent offering convenience to the lower level.

Upstairs offers four more bedrooms plus an additional living area/rumpus room, allowing for harmonious family living/entertaining or a dedicated childrens retreat. All bedrooms are spacious and offer built in robes, with an additional full sized bathroom including bath and separate WC further attesting to the family appeal and convenience of this home.

An incredible array of additional features add to the distinction of the home, including ducted and zoned heating and cooling, double glazed windows throughout, double garage with internal access and storage.

Built with the utmost quality in every facet, the location delivers a lifestyle that is second to none with an esteemed highly sought-after address. The location offers wonderful convenience with quality schools, Chifley and Pearce local shops close by. Southlands shopping Centre, Woden Town Centre, Canberra Hospital and access to the Tuggeranong Parkway are only minutes' drive.

- Superior resort-style home with nothing left to do
- Double glazing throughout, contributing to a favourable EER



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- Exceptional kitchen with butlers pantry, timber benchtops, double integrated oven and microwave, overhead island rangehood, feature lighting and splashback
- Cosy formal living area plus spacious open plan family and dining room
- Incredible outdoor entertaining with heated in-ground pool, covered entertainers deck with fan, established gardens with hedges for privacy
- Segregated rumpus/teenagers retreat upstairs
- Master bedroom located downstairs with walk-through robe, premium ensuite with double rainfall shower heads
- Guest bedroom located downstairs, 4 additional bedrooms located upstairs, all with built in robes
- Ducted zoned heating & cooling
- Spacious laundry/mud room with cleverly designed storage and additional WC
- Double garage with internal access and storage

Land size: 746m2 (approx.)

Living size: 289.50m2 living + 42m2 garage (approx.)

UV: \$725,000 (2023)

Rates: \$3,715 p.a (approx.)

Land tax: \$6,563 p.a (approx.)

Construction: 2015

EER: 6.0 stars

Disclaimer:

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 About this Property

Property ID	H65H5W
Property Type	House
House Size	331.5 m ²
Land Area	746 m ²
EER	6
Including	Air Conditioning Pool Deck Built-in-Robes

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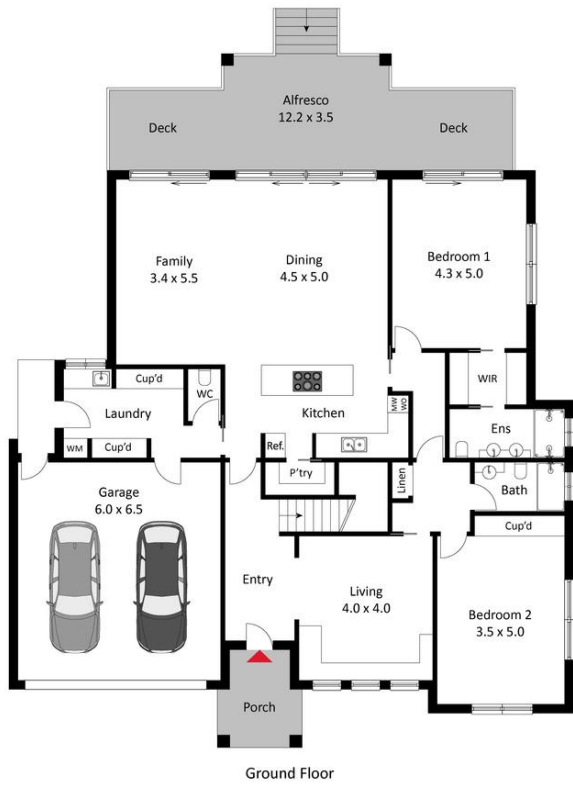


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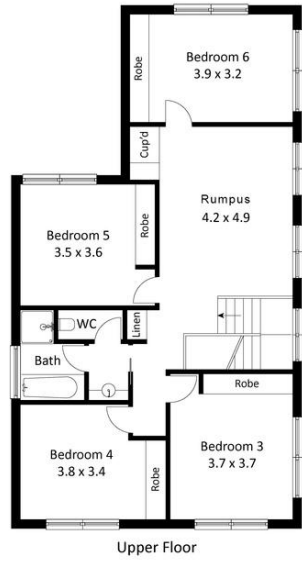
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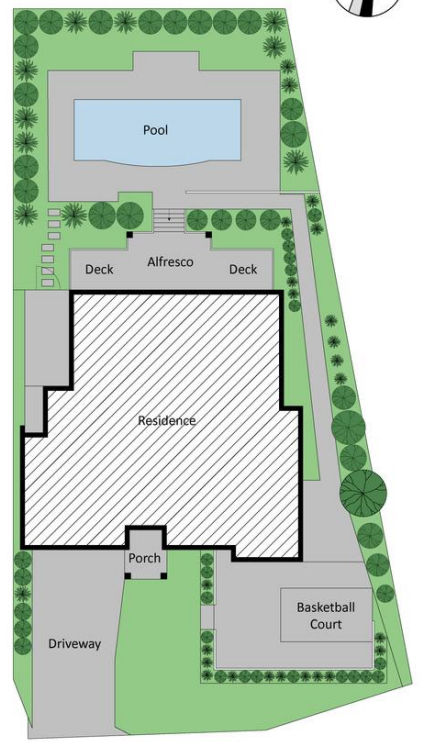
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Ground Floor



Upper Floor



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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