







4 Lyle Place, Chifley

A Statement in Modern Family Luxury & Functionality

Purposefully designed for the modern family, this expansive dual-level residence delivers an outstanding sense of space, flexibility and refinement. Built in 2015 and thoughtfully configured to accommodate evolving family needs, the home showcases a highly functional floorplan with three distinct living zones, six bedrooms and seamless indoor-outdoor integration - offering both togetherness and separation in equal measure. Positioned within a peaceful cul-de-sac backing directly onto the Mt Taylor nature reserve, the home enjoys a rare balance of tranquillity and convenience - surrounded by nature, yet only a short 20-minute walk to Woden Town Centre and just 300 metres to the vibrant Chifley shops.

From its commanding street presence, the home immediately conveys a sense of quality and sophistication. Inside, a formal entry foyer introduces the considered design, where generous proportions and premium finishes create a warm and inviting environment. A dedicated formal living room, complete with built-in library cabinetry and sliding doors, provides a private and cosy retreat - ideal for quiet relaxation or entertaining.
At the heart of the home, the kitchen is both a statement in style and a hub of daily life. Designed with practicality and elegance in mind, it

6 3 2

FOR SALE
$2,075,000 +

AGENTS
Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

AGENCY
LJ Hooker Woden | Weston
(02) 6288 8888

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features a 900mm gas cooktop with overhead island rangehood, double integrated oven and microwave, dishwasher, striking timber benchtops, feature tiled splashback and a spacious walk-in pantry. Adjacent, the large laundry doubles as a functional mud room, complete with extensive storage and an additional WC - perfectly tailored for busy family living.

The open plan family and dining area enjoys a prized northerly aspect, inviting natural light throughout the day. Glass doors extend the living outdoors to a covered deck with ceiling fan, an inviting space for year-round entertaining overlooking the sparkling, in-ground heated pool. Framed by established hedging and low-maintenance greenery, the backyard offers both privacy and a lush outlook. At the front, a cleverly integrated basketball court furthers to family functionality.

Accommodation is generous and versatile, with six bedrooms, thoughtfully arranged. The master suite is privately positioned on the ground floor, opening directly to the rear deck and complete with a walk-through robe and a luxurious ensuite featuring dual rainfall showerheads, floating vanity and WC. A second bedroom is also located downstairs, serviced by a full-sized bathroom, perfectly suited for guest accommodation.

Upstairs, four additional bedrooms, each with built-in robes, are complemented by a central 3 way bathroom ideal for busy schedules and morning routines, plus an additional living area/rumpus room. This upper-level retreat provides an ideal breakout space for children or teenagers, enhancing the home's exceptional family flexibility.

Further enhancing the home's appeal is an extensive list of features including ducted and zoned heating and cooling, double glazed windows throughout for energy efficiency, and a double garage with internal access and additional storage.

Set within a highly sought-after pocket of Woden Valley, the location offers outstanding convenience with quality schools, Chifley and Pearce local shops nearby, and easy access to Southlands Shopping Centre, Canberra Hospital and the Tuggeranong Parkway.

- Impressive, near-new family residence with exceptional scale and design
- Thoughtfully designed floorplan with three separate living areas
- Double glazing throughout contributing to a strong EER
- Designer kitchen with butler's pantry, timber benchtops, double integrated oven and microwave, overhead island rangehood, feature lighting and splashback
- Formal living room plus expansive open plan family and dining area
- Covered outdoor entertaining deck with ceiling fan overlooking heated in-ground pool
- Landscaped, low maintenance gardens with established privacy hedging
- Front basketball court ideal for active families
- Ground floor master suite with walk-through robe and luxurious ensuite with dual rainfall showerheads
- Guest bedroom and full bathroom located downstairs
- Four additional bedrooms upstairs, all with built-in robes
- Separate upstairs rumpus/living area ideal as a children's retreat
- Spacious laundry/mud room with extensive storage and additional WC
- Ducted, zoned heating and cooling
- Double garage with internal access and storage

Land size: 746m (approx.)
Living size: 289.50m + 42m garage (approx.)

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UV: $730,000 (2025)
Rates: $4,159 p.a (approx.)
Land tax: $8,263 p.a (approx.)
Construction: 2015
EER: 6.0 stars











MORE DETAILS

Property ID	JVTH5W
Property Type	House
House Size	331 m2
Land Area	746 m2
EER	6
Including	Air Conditioning
	Pool
	Deck
	Built-in-Robes

Jane Macken 0408 662 119
Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au
Emma Irwin 0422415008
Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888
23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au

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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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