



4/7 Allwood Street, Chifley

Boutique Townhome with space, style and sustainability

Positioned within a boutique complex of just four contemporary townhomes, Unit 4 presents an exceptional opportunity to secure a spacious, high-quality residence in the heart of Chifley, close to parks, shops and playgrounds. Thoughtfully designed for modern living, this light-filled home combines generous proportions, refined finishes and effortless indoor and outdoor flow in a peaceful, tightly held setting.

Beautifully appointed throughout, the home showcases modern interiors and a carefully considered floorplan ideal for families, professionals or downsizers alike. At its heart, the gourmet kitchen is a true centrepiece complete with expansive stone benchtops, a large island bench, gas cooktop, premium smeg appliances and excellent storage. Engineered European Oak Flooring is warm underfoot. Bathed in natural light, the kitchen connects seamlessly to the family and dining areas which flow effortlessly to the private garden. A large hardwood deck creates the perfect space for alfresco dining and year-round entertaining.

Accommodation is both generous and flexible. Four spacious bedrooms include a beautifully segregated main suite on the ground floor, featuring a walk-in robe, ensuite, garden views and private patio

4 2 2

FOR SALE
$1,299,000+

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retreat. Two built-in study desks (upstairs and downstairs) further enhance the home's practicality for remote work or study.

Designed for comfort and efficiency, the home includes reverse-cycle air conditioning units in each room, double glazing on all windows and custom made thermally efficient duo honeycomb blinds. A 6.66kW solar system with 18 high-efficiency Suntech panels and a 11.6kw battery and a purpose fitted circuit for the EV charger in the garage means the house currently has a zero electricity bill. In addition to a self-managed strata the home is highly efficient. 5G home internet ensures seamless connectivity.

Completing the offering is a double garage with internal access and plenty of workspace and storage.

Private, secure and impeccably finished, this exceptional Chifley residence delivers contemporary comfort, energy efficiency and effortless indoor and outdoor living in an extremely private setting.

Enjoys a convenient location walking distance to local shops, popular cafés, quality schools, public transport, parklands and the nearby shopping and dining precincts of Westfield Woden and Phillip District Centre, providing easy access to everyday amenities and services.

Features:
- Boutique complex of 4 town homes
- High efficiency Reverse Cycle units in all rooms
- Engineered European Oak flooring
- Main Bedroom suite on lower level with WIR, ensuite and private patio
- North facing, light and bright
- 2 Pac Kitchen
- Ample Storage in kitchen, bedrooms and garage
- Large Stone kitchen island bench / breakfast bar
- Double glazed windows and custom fit honeycomb blinds
- 2 x built in office study desks (upstairs and downstairs)
- 6.66kW solar array
- 11.6kWh battery storage
- Dedicated EV charging circuit in garage
- Self-managed strata
- 5 G home internet(NBN available)
- Private, secure and low maintenance gardens with established fruit trees.
- Alfresco dining / deck
- Double garage with internal access
- Walking distance to Canberra favourite Chifley shops, Westfield Woden & Phillip business district
- 5 minute drive to Mawson shopping village that offers an array of multi-cultural food shopping and cafes.

Key Figures (approximations)
EER: 6
Rates: $1003.27pq
Internal Living: 144.40 sqm (approx.)
Garage: 36.20sqm
Total: 180.60sqm
Year Built: 2019

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

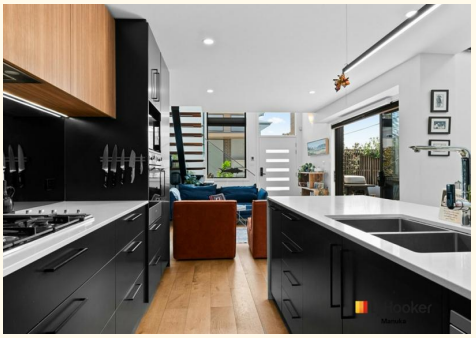
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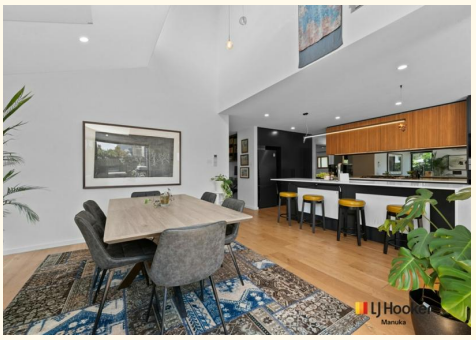
MORE DETAILS

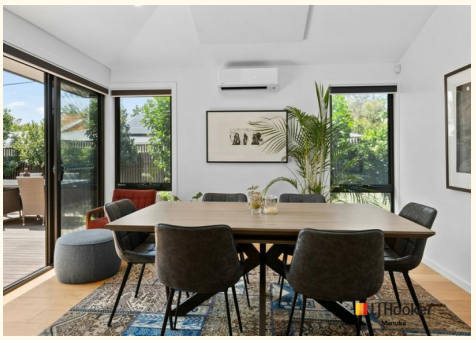
Property ID	1UJ0FMF
Property Type	Townhouse
House Size	145 m2
Land Area	261 m2
EER	6
Including	Study
	Deck
	Dishwasher
	Floorboards
	Built-in-Robes

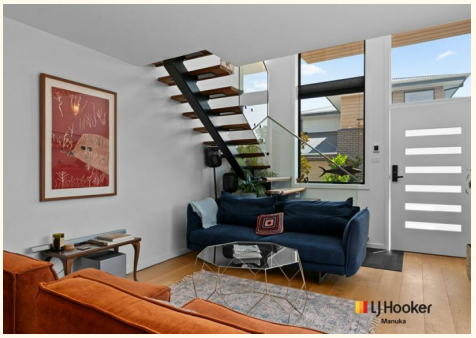
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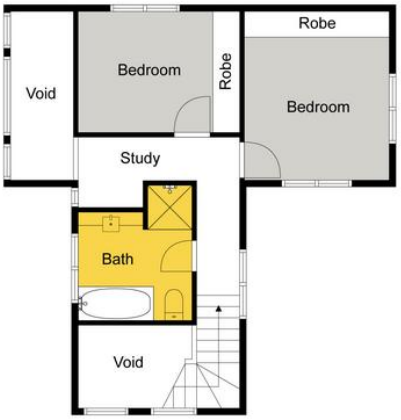


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GROUND FLOOR



FIRST FLOOR

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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