






14 Chant Street, Chisholm

## Botanical Family Sanctuary Backing Simpsons Hill

Positioned on an expansive 1077m<sup>2</sup> block and backing directly onto Simpsons Hill, this elevated four-bedroom, two-bathroom home offers a rare combination of space, privacy and beautiful natural surrounds. Framed by established botanical-style gardens and capturing lovely mountain views from both the front porch and backyard, the setting feels peaceful and immersive - a true garden sanctuary.

The outdoor space is a standout feature of the home, designed to be explored and enjoyed. Meandering pathways, lush greenery and hidden pockets throughout the gardens create a magical environment for children to play, explore and enjoy endless adventures. An expansive deck and pitched pergola provide the perfect extension of the living space, ideal for entertaining, relaxing with family or simply soaking in the tranquil outlook.

Inside, the functional floorplan offers flexibility for growing families. The L-shaped living and dining area features striking cathedral ceilings, adding warmth and character to the home. The segregated master bedroom includes a renovated ensuite, while the updated kitchen overlooks the outdoor entertaining area and gardens, complete with an island bench that doubles as additional dining

4  2  2 

**FOR SALE**  
\$960,000+

**VIEW**  
By Appointment

**AGENTS**  
Sally McCallum  
0410 835 087  
sally.mccallum@ljhooker.com.au

Andrew Curren  
0424 288 717  
andrew.curren@ljhooker.com.au

**AGENCY**  
LJ Hooker Tuggeranong  
(02) 6189 0100

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.

 **LJ Hooker**

space, dishwasher and electric cooktop.

A spacious second living area with floating floorboards provides further room for families to spread out, while three additional bedrooms, two with built-in robes are serviced by a practical updated bathroom with separate vanity, toilet and bath areas. Ducted gas heating provides comfort throughout the cooler months.

Completing the package is an oversized double carport with roller doors and a small workshop space, offering excellent storage and functionality. Conveniently located close to Chisholm Village, walking trails and major arterial roads, this is a home that beautifully balances lifestyle, nature and everyday convenience.

**Features:**

- Elevated 1077m<sup>2</sup>; block backing Simpsons Hill
- Lovely mountain views from the front porch and backyard
- Established botanical-style gardens with multiple areas to explore
- Expansive entertaining deck with pitched pergola
- Functional family-friendly floorplan
- L-shaped living and dining area with cathedral ceilings
- Segregated master bedroom with renovated ensuite
- Updated kitchen with island bench, dishwasher and electric cooktop
- Spacious second living area with floating floorboards
- Ducted gas heating & evaporative cooling
- Three additional bedrooms, two with built-in robes
- Updated family bathroom with separate vanity, toilet and bath
- Oversized double carport with roller doors
- Small workshop/storage space
- Close to Chisholm Village, walking trails and arterial roads

**Facts & Figures:**

- Living size 158m<sup>2</sup>
- Enclosed Carport. with roller doors 50m<sup>2</sup>
- Block size 1077m<sup>2</sup>
- EER 0 stars
- Rates \$3,354 per annum
- Land Tax \$5,139 per annum (If applicable)
- Year built 1984

**Disclaimer:**

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to 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 DETAILS

Property ID CVGHQH  
Property Type House  
House Size 158 m2  
Land Area 1077 m2

**Sally McCallum 0410 835 087**

Sales Consultant | [sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

**Andrew Curren 0424 288 717**

Principal / Franchise Owner | [Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

**LJ Hooker Tuggeranong (02) 6189 0100**

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong.ljhooker.com.au](http://tuggeranong.ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)

