

1/4 Lind Close, Fraser, ACT 2615

Townhouse For Sale

Tuesday, 2 April 2024



1/4 Lind Close, Fraser, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 176 m2

Type: Townhouse



Jonny Warren
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Offers Over \$749,000

Tucked into the tranquil surrounds of Fraser, this charming, split-level townhouse stands as a testament to careful investment and thoughtful stewardship. From the very beginning, this home was destined to be a cornerstone of security and growth. Fit with three sizable bedrooms and multiple living areas, this abode has been a flourishing investment property for many years, offering a stable haven for its residents! Over the years, the homeowners have meticulously maintained and upgraded the residence, ensuring it remains appealing and functional for those who call it home. In preparation for its new chapter, the homeowners have recently embarked on enhancing the property. The landscaping and gardens have been thoughtfully revamped, now offering a welcoming embrace to all who visit, whilst inside, the commitment to care and quality is evident, with freshly painted walls and newly replaced carpets throughout, infusing the space with a sense of freshness and vitality. The townhouse itself, part of a quiet complex comprising of eight standalone homes, offers a spacious and inviting layout. The oversized formal entry welcomes you into a light-filled retreat, from the sun-drenched bay window in the formal lounge room, to the external porch accessible via sliding doors in the open plan living space. The kitchen, equipped with Technika appliances and a De Longhi dishwasher, stands ready to host meal preparations both large and small, with a half-wall ensuring the continued flow of conversation and fragrances of home cooked meals. Additional comforts include brand new carpets to the bedrooms and formal lounge room, Brivis ducted gas heating, and Fujitsu reverse cycle air-conditioning, ensuring year-round comfort throughout. The master bedroom, with its walk-through wardrobe and private ensuite, provides a secluded retreat, along the rear of the home, with the additional bedrooms, each with built-in wardrobes, offering ample space for family or guests. Outside, the oversized courtyard, accommodates a low maintenance lifestyle and offers a private outdoor haven, perfect for quiet relaxation or entertaining. The double car lock-up garage, with internal access and automatic roller doors, adds further convenience, storage and security for the residents. Located within walking distance of public transport, local shops, schools, parks, and playgrounds, and only a stone's throw from larger local shopping centres, hosting everyday staples, this home is perfectly positioned for a comfortable and convenience lifestyle for all who call it home. As the homeowners prepare to pass on this cherished investment, they do so with the hope that its new owners - be they a family seeking a comfortable and secure home or an investor looking for an invaluable opportunity - will appreciate and enjoy the fruits of their labour and care. This residence stands ready to begin the next chapter of its story, offering a fantastic foundation for futures to be built, memories to be made, and lives to be lived.

More Details:- Split level, three-bedroom townhouse ft. multiple living spaces- Located in a quiet complex consisting of 8 units- Oversized formal entry ft. security screen to front door- Master bedroom ft. walk-through wardrobe & private ensuite- Additional two bedrooms ft. built-in wardrobes- Open plan living, kitchen & dining room ft. tiled flooring & sliding door access to courtyard- Kitchen ft. built-in electric Technika oven, 600mm Technika gas cooktop & De Longhi dishwasher- Two additional, segregated living spaces ft. a stunning, sunny bay window- Brand new carpets to bedrooms & living rooms- Fujitsu reverse cycle split system A/C - Brivis ducted gas heating- Large single-glazed windows throughout ft. vertical blinds- Freshly painted interior - Main bathroom ft. built-in bathtub, separate shower, frosted windows & separate toilet- Large laundry ft. external access- Oversized, secure courtyard ft. plentiful natural lighting- Recently landscaped, low-maintenance backyard & gardens- Double car, lock up garage ft. internal access with deadlock & automatic roller doors- Within walking distance of public transport, local shops, schools, parks & playgrounds- Short commute to Charnwood Shopping Centre & Kippax Fair Shopping Centre- Year Built: 2001- EER: 4.5 stars- Approx. Living Size: 140.97 sqm- Approx Garage Size: 35.70 sqm- Approx Porch Size: 11.85 sqm - Approx. Council Rates: \$627 per quarter- Approx. Strata Levies: \$697.90 per quarter- Approx. Sinking Admin Fund: \$122.76 per quarter- Approx. Land Tax: \$819.44 per quarter (if rented)- Approx. Rental Return: \$600 - \$650 per week