

# 10 Kalgoorlie Crescent, Fisher, ACT 2611

LUTON

## Sold Townhouse

Saturday, 2 March 2024

10 Kalgoorlie Crescent, Fisher, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 147 m2**

**Type: Townhouse**



Melissa Von Der Burg  
0488123530

## Contact agent

Nestled in the heart of Fisher ACT, 10 Kalgoorlie Crescent offers a harmonious blend of convenience and comfort. Boasting abundant storage solutions throughout, this home ensures clutter-free living with ease. Its central location provides quick access to the vibrant amenities of Woden and Cooleman Court in Weston, making shopping, dining, and entertainment adventures just moments away. Tranquil courtyard gardens adorn the property, offering a serene retreat with minimal maintenance required. The spacious garage provides ample room for parking and storage, complemented by wide hallways designed for both present-day functionality and future accessibility. Commuters will appreciate the nearby bus stop, conveniently situated across the road for seamless transport connections. Inside, a well-designed kitchen awaits, equipped with generous storage and efficient layout for culinary pursuits. Outside, an inviting patio area beckons for outdoor entertaining, surrounded by charming street appeal and a private hedge for added tranquility. Friendly neighbors complete the picture, fostering a sense of community and camaraderie in this desirable locale.

10 Kalgoorlie Crescent presents an ideal opportunity to embrace a lifestyle of convenience, comfort, and connection.

**Property Features:** 3 Bed | 2 Bath | 2 Car

Three spacious bedrooms all with built in storage  
Master bedroom with ensuite  
Multiple living spaces  
Large kitchen with plenty of storage  
Induction hotplates and electric oven  
Generous laundry with access to yard  
Ducted gas heating and electric cooling  
Crimsafe fitted throughout the home  
2.7m ceiling height  
Covered, paved entertaining area  
Low maintenance established gardens surrounding the home  
Double garage with electric door and roller door access to yard  
Close to local schools and shopping centres

**Block Size:** 441m<sup>2</sup>  
**Living Size:** 147.46m<sup>2</sup>  
**Garage:** 40.2m<sup>2</sup>  
**Rates:** \$3,013.77 pa  
**Built:** 2007  
**EER:** 5 Stars

**Suburb Snapshot:** The Weston Creek suburb of Fisher is small and quiet—but that's certainly not a bad thing. The streets are lined with mature gumtrees, the blocks are large, and nature is right at your back door. While the area traditionally was home to an older population, in recent years Fisher has welcomed an influx of younger families, and there's a slightly more even ratio of walking frames to baby strollers. The suburb has a small local shops with the basics and a medical centre, or for a more substantial shop, the Waramanga Shops and Cooleman Court are a short drive away. Living here means you're spoiled for choice when it comes to walking trails, bike paths and enjoying the local flora and fauna, with Mount Taylor on one side and Cooleman Ridge on the other.

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement Luton Properties 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.