

11 Jarrahdale Street, Fisher, ACT 2611



House For Sale

Tuesday, 30 April 2024

11 Jarrahdale Street, Fisher, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Auction 25/05/2024

Seize this opportunity with both hands. A 3 bedroom home, on a generous 746m² block in the heart of Weston Creek. Live in it as is, update and extend with your own creative flair, or rebuild a new home/s in an established area on a great RZ2 block. Inside the property, the kitchen is a well-appointed chef's delight. It features new appliances, dual sinks and luxurious stone benchtops. When dinner's ready, it flows effortlessly into the L-shaped lounge and dining area where the large glass sliding doors not only let in the natural sunlight, but also open onto an enormous timber deck. It practically demands alfresco entertainment on those long summer evenings. The spacious master bedroom is a restful retreat, with a stylish feature wall. The second and third bedrooms are equally generous, adorned with ceiling fans and built-in robes to maximise space and comfort. Each room benefits from abundant light through the windows, ensuring a warm aesthetic. The main bathroom is bright and airy, decorated in neutral tones, with floor-to-ceiling tiles and ample storage. It's a welcome escape to wash the worries of the day away. The home enjoys ducted gas heating, so you'll be comfortable all year round. But if you're worried about energy bills, the rooftop solar panels will help keep them in check. Step outside to discover a second outdoor entertaining space. The large paved area is a versatile blank canvas. Likewise, the enormous backyard beckons outdoor play for children (or dogs!) but offers limitless potential for garden enthusiasts to cultivate vegetable patches or ornamental gardens. Fisher is one of Canberra's most loved suburbs. Greenspaces and playgrounds abound, and nothing you need is far away. Hikes up Mount Taylor's nature trails will get the heart pumping, and the local Fisher Shops provide a medical centre, hairdresser, mechanic and takeaway. There is direct access to the bus stop via a laneway, but it's walkable to schools, and just a quick 5 minutes in the car to Cooleman Court, or 15 to the city. This home has been well maintained and is perfect for young families, downsizers, investors or developers ready to make it their own.

HIGHLIGHTS Generous RZ2 block size of 746m² in popular Weston Creek area L-Shape lounge and dining space with sliding door access to the deck Modern kitchen with beautiful large stone countertops, dual sinks, electric cooktop/oven and Electrolux dishwasher Three spacious bedrooms with built in robes and ceiling fans Large family bathroom with floor to ceiling tiles and generous storage Expansive covered deck ideal for entertaining family and friends Second paved alfresco area Practical European laundry Ducted gas heating throughout and reverse cycle split system in the living area Spacious fenced backyard for children to play or for pets to roam safely Double garage big enough to comfortably house two cars, with a long driveway for visitors Double gate access to garage and backyard for moving cars Solar panels installed Close to the local shops, schools and easy access to major roads to the City, Woden and Tuggeranong

CLOSE PROXIMITY TO Nestled in a friendly street and a walk to the local Fisher shops and oval, Cooleman Court, St Jude's Primary School and St Judes Early Learning Centre Preschool, St John Vianney's Primary School, Canberra Montessori School, Orana Steiner School, Mount Stromlo High School, Arawang Netball Courts, Mount Stromlo Forest Park and Cooleman Ridge. Quick 10 minute walk to R7 bus connection to the city interchange. Short drive to Woden, Canberra Hospital, ANU and Canberra City.

STATISTICS Block: 25 Section: 21 Land Size: 746m² EER: 2 Internal Living: 106.83m² Garage: 53.62m² Land Value: \$593,000 (2023) Rates: \$3,280 annually Land tax: \$5,631 annually (if purchased as an investment)