

11 Nannine Place, Fisher, ACT 2611



House For Sale

Saturday, 3 February 2024

11 Nannine Place, Fisher, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 872 m2

Type: House



Lauren McDonald
0262959911



Steph Hoss
0262959911

AUCTION

Welcome to 11 Nannine Place a beautifully updated character residence on an 872sqm land. This family-friendly home blends classic charm with modern comforts, featuring separate formal and informal living areas, a master suite with a walk-in robe and ensuite. Enjoy the warmth of slow combustion and open fireplaces, along with evaporative cooling and ducted gas heating for year-round comfort. Step outside to an extended in/outdoor covered entertaining area leading to private terraced gardens. The kitchen boasts gas cooking and stainless steel appliances, complemented by a stylish bathroom and a laundry with custom cabinetry and rear yard access. Wide side access reveals a northeast-facing backyard with a double carport, rebuilt for taller vehicles, and a large workshop/storage shed. Positioned in a quiet cul-de-sac, this home offers easy access to shopping, schools, sporting grounds, and city buses. Experience the perfect blend of character and contemporary living at 11 Nannine Place.* 3 bedroom, 2 bathroom family home* Separate formal/informal living areas* Segregated master + WIR & ensuite* Combination of single & double glazed windows* Slow combustion fireplace in living room* Open fireplace in Lounge/Dining* Evap. Cooling + ceiling fans* Ducted gas heating* Extended in/out entertaining at rear* Updated Kitchen with gas cooking, stainless steel appliances + abundant storage and bench space* Renovated bathroom and ensuite* Spacious laundry with custom cabinetry, rear yard access & pet door* Double carport rebuilt to accommodate taller vehicles* Level wide block elevated in quiet cul-de-sac Rates: \$3,515pa (approx.) Land Tax: \$6,133pa (approx.) UCV: \$649,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.