

13 Carrodus Street, Fraser, ACT 2615

The logo for STONE, featuring the word "STONE" in white capital letters inside a dark blue rectangular box with a white border.

Sold House

Friday, 11 August 2023

13 Carrodus Street, Fraser, ACT 2615

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 999 m2

Type: House

Contact agent

A WORD FROM OUR SELLER;"Welcome to our cherished home, a place filled with love, laughter, and treasured memories. From the large entertaining area with a fireplace that has hosted countless family gatherings, to the sunny front yard where children have played, our home has been a source of joy and warmth. We are blessed with friendly neighbours and ample garage space for car enthusiasts. The separate dog yard, once home to chickens and ducks, and the lovely walking areas surrounding our home add to its unique charm. Close to Fraser Primary school with its amazing community spirit, our home has been a haven of love and happiness. As we pass on this beloved family home, we know it will continue to be a sanctuary for new memories and experiences."Living: 173.22sqmGarage/Carport: 82.60sqmSunroom: 73.15sqmTotal: 328.97sqmBlock: 999sqm-?Functional split level floorplan with two spacious living areas-?Open plan kitchen with ample bench space, 5-burner gas cooktop, electric oven, dishwasher and breakfast bar-?All bedrooms with built in robes-?Large master bedroom complete with wall-to-wall built in robe and ensuite-?Separate updated laundry with access to the sunroom-?Ducted reverse cycle heating and cooling-?Stunning, Large sunroom, perfect for entertaining, with outdoor kitchen and built in BBQ-?Beautifully fully fenced backyard, perfect for pets and children-?Established, low maintenance gardens-?Large double garage with adjoining double carport-?Private frontage with driveway gate-?13.3KW Solar Power System-?Quiet, sought after home with easy access to Mt Rogers walking track, transport, schools and shopsRates: \$2,878.37 per annumLand tax: \$4,746.60 per annumDisclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.