

**2/147 Kalgoorlie Crescent, Fisher, ACT 2611**



**Sold House**

Thursday, 10 August 2023

2/147 Kalgoorlie Crescent, Fisher, ACT 2611

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

**\$695,000**

Sitting on the corner of two streets named for the two most productive gold fields in Australia, this single-storey dual occupancy will fittingly offer its new owners a lucrative lifestyle. Modest from the street, it unveils its riches in the form of a well-executed interior renovation that ensures the living areas capitalise on the home's major asset - views of the huge north-facing, secure backyard. Timber floors through the living areas act as a warm foil to the industrial luxe of the combined open kitchen, meals and family space which will be central to daily life. To the front, the formal lounge benefits from a contemporary electric fireplace which glows warmly against the backdrop of a sleek grey exposed-brick feature wall. A chic black and white bathroom services two generous bedrooms, the larger of which has a high-end built-in wardrobe. Situated an easy walk from both the Fisher and Waramanga shops and the Weston Creek Labor Club, and less than 8 minutes' drive from Woden Town Centre, this urban oasis is an apartment alternative that will entice you to enjoy the best of the outdoors. Features include:

- No body corporate fees
- Fully renovated
- Huge corner block - 542sqm
- 91sqm of living
- Floorboards throughout
- Large, separate lounge with electric fireplace
- Updated kitchen with gas cooking, under-bench oven
- New doors, handles, skirting boards
- Updated bathroom with bathtub and walk-in shower
- Split-system air-conditioning and heating
- Separate laundry
- Security camera system
- Carport

Outgoings and property information (approx): Living size: 91.22sqm Carport: 16.5sqm Rates: \$3,084.51pa Land tax (if rented): \$4,762.35pa Expected rent: \$510 - \$530pw Year built: 1971 EER: 2.0