

# 2/22 Rosebery Street, Fisher, ACT 2611

## Duplex/Semi-detached For Sale

Thursday, 7 March 2024

2/22 Rosebery Street, Fisher, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 186 m2

Type:

Duplex/Semi-detached



Anthony McCormack  
0425283588



Mikaela Chan  
0416772767

## Auction

A brand-new family home with an incredible ambiance, this residence has been designed for a dynamic household, with thoughtful contemporary details, delivering a one-off statement home of approx. 183sqm living. Finished with high-end appointments and the utmost quality throughout, it's a thoughtful blend of contemporary sheen and understated elegance. In a family-friendly neighbourhood, you're moments to the area's popular schools, shops, and Cooleman Ridge.

**FEATURES**

- Contemporary family home in great street
- Segregated master bedroom downstairs with large walk-in robe and ensuite bathroom
- Three additional bedrooms upstairs, all with built-in robes
- Luxurious main bathroom with free-standing bath
- Chef's kitchen with reconstituted engineered stone bench tops and feature curved panel detail, SMEG appliances, huge walk-in pantry
- Open plan lounge, kitchen, and dining area
- Separate family room
- Both bathrooms with under-tile heating
- Downstairs powder room
- Concealed laundry / mud room with great storage
- Zoned ducted reverse cycle heating and cooling
- All windows double glazed
- 16mm engineered flooring and high-quality carpets throughout
- 6.63kW solar system
- Security system
- Great storage throughout
- Spacious alfresco for entertaining
- Front and rear yards with landscaped gardens
- Double garage with automatic door and internal access
- Walking distance to Cooleman Ridge, local playground, Fisher shops
- Close to Cooleman Court shopping Centre, Westfield Woden, and major arterial roads to the city.

**STATISTICS (all figures are approximate)**

EER: 6.8  
Home Size: 186m<sup>2</sup> (122m<sup>2</sup> lower floor + 66m<sup>2</sup> upper floor)  
Double Garage: 32m<sup>2</sup> Land Size: 430m<sup>2</sup>  
Construction: 2023  
Rental Range: \$950 - \$1,000 per week