

2/41 Nott Street, Fraser, ACT 2615



Sold House

Friday, 29 September 2023

2/41 Nott Street, Fraser, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 316 m2

Type: House



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Contact agent

Nestled within the serene neighbourhood of Fraser, this modern duplex home, built in 2015, exemplifies contemporary living at its finest. Impeccably appointed with high-quality features and inclusions, this near-new residence presents an exceptional opportunity to acquire a spacious, low-maintenance home with an enviable street address—all at an affordable price point. The north-facing living areas are bathed in natural light, creating bright and welcoming spaces that seamlessly flow into an open-plan layout. Boasting generous proportions, all three bedrooms are thoughtfully designed with ample space and come complete with built-in wardrobes. The master bedroom enjoys the added luxury of an ensuite bathroom. Situated on a private, easy-care block spanning 316 square meters, the property offers a touch of greenery and is even suitable for a small pet. The covered alfresco area is a charming retreat, ideal for relishing tranquil moments and hosting delightful BBQ gatherings with friends.

Key Property Details:
Year Built: 2015
Living Area: 126.1 Sqm
Garage Area: 38.2 Sqm
Land Size: 316 Sqm
Rates \$654.10 p/q
Land tax if rented \$890 p/q
Body corporate \$657 p/q
Built-in wardrobes in all bedrooms
Separate toilet for added convenience
Elegant, neutral colour scheme throughout
Spacious kitchen with ample storage, featuring a central island bench
Enjoy year-round comfort with reverse cycle ducted air conditioning
High ceilings enhance the sense of spaciousness
Double remote garage with the added security of internal access
Embrace a leafy, tree-lined setting
Low-maintenance grounds for effortless living
Superb location, just a short stroll to Fraser Primary School, bus stops, and local shopping
Part of a small boutique development comprising only three homes
Don't miss out on this opportunity to own a contemporary, stylish home in a highly sought-after location. Experience the perfect blend of modern living, convenience, and affordability at 2/41 Nott Street, Fraser. Arrange a viewing today and make this impressive property your new home..