

2 Strathnairn Place, Fraser, ACT 2615



House For Sale

Friday, 3 May 2024

2 Strathnairn Place, Fraser, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 941 m2

Type: House



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Auction 25/05/2024

Prepare to be captivated by this fully renovated entertainer nestled in the heart of Fraser. Every inch of this property exudes modern elegance and comfort, boasting meticulous attention to detail and high-end finishes throughout. From the moment you step inside, you'll be greeted by a sprawling open-plan living and dining area flooded with natural light, thanks to full-height, double-glazed windows. The space is perfect for gatherings, offering ample room for relaxation and entertainment for the whole family. The centerpiece of the home is undoubtedly the designer kitchen, where beauty meets function seamlessly. With a central stone-topped island and integrated appliances, meal preparation becomes a joy. The adjacent lounge area, with its raked ceilings and cozy Loki gas fireplace, provides the perfect setting for intimate evenings with loved ones. Spotted Gum timber-look flooring ties the space together, creating a sense of warmth and sophistication. Accommodation is generous, with four well-appointed bedrooms, each featuring built-in robes and plush carpeting underfoot. A designer, fully-tiled family bathroom adds a touch of luxury to everyday living, complete with floor heating and a large bath for relaxation. The master suite, a secluded sanctuary, boasts 4-meter high raked ceilings, a luxurious ensuite, custom wardrobes, and a separate nook providing a flexible space that grows with your family - great for a sitting area, study space or cot. Designed with seamless indoor-outdoor living in mind, the property opens onto a vast covered patio, perfect for alfresco dining and lounging. Beyond lies a landscaped yard, complete with Bluestone steps leading to a grassy play area and a secluded fire pit, ideal for creating lasting memories with family and friends. Plus, with a high energy rating, solar panels, and reverse cycle heating and cooling throughout, comfort and sustainability go hand in hand. Located in a quiet, leafy street within walking distance of Mount Rogers Reserve, Fraser Primary School, and local amenities, this property offers the perfect blend of convenience and tranquility. Whether you're hosting weekend barbecues, enjoying leisurely brunches, or simply unwinding in your own private oasis, this home truly offers unparalleled lifestyle benefits. Don't miss your chance to make it yours - schedule a viewing today and experience the epitome of modern living firsthand.

PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION SATURDAY, 25TH MAY - ON SITE AT 1:00PM

Features: Fully renovated family home on a large 941m² corner block 4 bedrooms with BIR + 2 bathrooms + separate toilet Fully tiled family bathroom, quality fixtures, wall-hung vanity Under-tile heating in the family bathroom & ensuite Separate main bedroom: ensuite, study nook, custom storage Spacious & light-filled open-plan living & dining area Large open-plan lounge, custom joinery, fan, Loki gas fireplace Spotted Gum loose-lay Karndean vinyl floors in living areas 4m high raked ceilings in the lounge & main bedroom Designer kitchen with stone benches & step-in pantry Custom cabinetry with soft-close drawers & cupboards Integrated F&P fridge, Bosch microwave & dishwasher 900mm Belling induction cooktop + 900mm Bosch oven Whisper-quiet 850mm Sirius under-mount rangehood Custom-built Spotted Gum table, feature shelving, drawers Laundry: stone benches, custom cabinetry, external access Ducted, reverse cycle heating & cooling in bedrooms & living Split systems in the kitchen, lounge area & main bedroom 3x Velux skylights with solar-powered blinds in kitchen/lounge Double-glazed windows & quality window furnishings External electric roller shutters on front bedroom windows Large, covered & paved patio with outdoor fans Bluestone retaining walls & stairs leading to a grassy yard Automatic, app-controlled irrigated lawn & front garden 2x water tanks; segregated washing line in full sun Great street appeal: Old Canberra red brick retaining wall Low-maintenance, well-established front yard, imitation turf Large automatic DLUG with internal access, under-stairs storage Second automatic DLUG with own driveway & yard access Proximity to schools, shops, parks, nature reserves, buses Stylish & sophisticated lifestyle property in a great location

Stats: Block: 941sqm Living: 202sqm Garage: 42sqm EER: 3.5 UV: \$539,000 Rates: \$3,064 pa Land Tax: \$5,167 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.