

209 Tillyard Drive, Fraser, ACT 2615



House For Sale

Friday, 9 February 2024

209 Tillyard Drive, Fraser, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1174 m2

Type: House



Peta Barrett
0499044028



Kat Briggs
0499041044

By Negotiation

Set on a sprawling block, this well kept three bedroom home presents the perfect opportunity for an astute home buyer, developer or property investor. And with land this size, there is plenty of future potential, whether it be for redevelopment or to enjoy as a home of your own. As an added bonus for the car enthusiast or tradesperson, there is garaging for at least four cars and loads of additional off street parking space. There have been tasteful updates throughout the home, yet there is still scope for further improvement and enhancement. Living areas are open plan and spacious, there is a lovely renovated kitchen with stone benchtops and the home has ducted gas heating, evaporative cooling and also a split system air conditioner. Additionally, bedrooms are ample in size with built in wardrobes and the bathroom has been nicely renovated. Outdoors, there is a great covered entertaining area and the large backyard provides opportunity for expansion surrounded by established shrubs and trees for privacy from the neighbours. With popular Fraser Primary School just down the road and with a bus stop just opposite, the position is handy and convenient. Nearby is also gorgeous leafy Mount Rogers, with some wonderful walking trails and nature walks. Pop along to one of our open homes or contact Team Peta Barrett today on 0499 044 028 to arrange an inspection by appointment.* Prime location, with a sprawling block of 1,174sqm* Great opportunity to redevelop or renovate/ extend* Three ample bedrooms with built in wardrobes* Open plan spacious living areas* Lovely renovated kitchen with stone benchtops and dishwasher* Ducted gas heating and evaporative cooling* Split system reverse cycle air conditioning* Updated bathroom* Great covered outdoor entertaining area* Huge backyard with established gardens* Secure garaging for at least four cars and loads of off street parking space* Close to popular Fraser Primary School and Mount Rogers Land Size: 1,174sqm Living Size: 122sqm EER: 1.0 Rates: \$2,623pa (approx.) Land tax: \$4,144pa (approx.) UCV: \$431,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.