

**21 Moroney Street, Fraser, ACT 2615**



**House For Sale**

Thursday, 21 December 2023

21 Moroney Street, Fraser, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1413 m2**

**Type: House**



Jake Battenally  
0413313676



Robert Nepomuceno  
0432697321

## Auction 03/02/24

Welcome to 21 Moroney Street, Fraser - a spacious family haven designed for comfort and style. The location is unbeatable, enviably close to Mt Rogers Nature Reserve and just a short distance to Fraser Primary School and Mt Rogers Primary School. This residence boasts multiple light-filled living areas, creating an inviting atmosphere throughout. The open-plan kitchen seamlessly connects with the meals and family area, offering a perfect hub for daily activities. The kitchen is a chef's delight with a 6-burner gas cooktop, electric oven, LG dishwasher, slide-out pantry, and ample storage space. The adjacent dining room is adorned with floor-to-ceiling windows, bringing the outside in and creating a picturesque setting for every meal. Step into the sunken lounge, where high raked ceilings, exposed beams, and more floor-to-ceiling windows provide a unique and airy ambiance. The large rumpus room with separate access and a split system unit offers versatility - ideal for a gym, home office, teenager's retreat or whatever your heart desires. The secluded master suite is a retreat within itself, featuring a large walk-in robe and a generous ensuite with a garden outlook. The modern ensuite is complete with dual basins, an oversized bath, and a two-way walk-in shower. The three additional bedrooms, all with built-in robes, ensure ample accommodation for family and guests. The well-appointed main bathroom and laundry room with external access add to the practicality of the home. Outdoor entertaining is a joy with the private courtyard garden and paved area, surrounded by beautifully established gardens frequently visited by bird life. The property is also fully fenced with colorbond fencing. Additional creature comforts include gas fireplaces, ducted gas heating, a split system unit installed and an oversized double garage for all your storage needs. Discover a home where style meets functionality, and where every detail contributes to a comfortable and convenient family lifestyle. Welcome to 21 Moroney Street - your new address. PLEASE NOTE: This property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date. Features: Spacious family home Multiple light-filled living areas Open-plan kitchen, meals and family area Kitchen with 6-burner gas cooktop, electric oven, LG dishwasher, slide-out pantry and ample storage space Dining room with floor-to-ceiling windows Sunken lounge with high raked ceilings, exposed beams and floor-to-ceiling windows Large rumpus room with separate access and a split system unit - perfect for a gym, home office or teenager's retreat Secluded master with large walk-in robe and generous ensuite Modern ensuite complete with dual basins, oversized bath and a two-way walk-in shower Paved outdoor entertaining area 3 additional bedrooms all with built-in robes Well-appointed main bathroom Laundry room with external access Gas fireplaces installed Ducted gas heating Private courtyard garden Beautifully established gardens frequently visited by bird life Established landscaping with tiered gardens and lawn Garden shed Fully fenced with colorbond fencing Separate double garage Close proximity to Mt Rogers Nature Reserve, Fraser Primary School and Mt Rogers Primary School Stats: Build: 1981 Block: 1,413sqm Living: 265sqm Garage: 46sqm EER: 3.0 UV: \$524,000 Rates: \$2,938 pa Land Tax: \$4,878 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.