

21 Nott Street, Fraser, ACT 2615

House For Sale

Thursday, 13 June 2024



21 Nott Street, Fraser, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1136 m2

Type: House



Jonny Warren
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Sienna Sewter
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AUCTION 06/07/24

In 2012, at the height of her successful jockey career, Kayla purchased this four-bedroom, two-bathroom abode as her first venture into homeownership. Drawn to its spaciousness and short commute to the Canberra Racecourse and local shops, it wasn't just a house; it was the perfect stage for a life filled with family, friends, and unforgettable gatherings. Through the years, this home has been a sanctuary and a lively entertainment hub. Kayla, having deep family ties and a wide circle of friends, often found the generous living spaces bustling with laughter and celebrations. Special occasions found their settings in the welcoming embrace of the open plan living, dining, and kitchen area - where hardwood floors added a touch of warmth and sophistication. The kitchen, a chef's delight, features a Westinghouse built-in Pyrolytic oven and a large, 900mm gas cooktop, surrounded by newly updated white Polytech melamine cupboards, ensuring every family meal was prepared in style. Adjacent to the heart of the home lies the sunken family room. Here, slate flooring and a slow combustion wood fireplace, paired with a built-in bar, craft an intimate nook that effortlessly switches from a cosy retreat to a lively entertainment spot. Many evenings have been spent here, where the crackle of the fireplace provided the perfect soundtrack to tales of racetrack triumphs. The versatility extends into the private quarters with a master bedroom that features a newly renovated ensuite and an oversized built-in wardrobe. Three additional bedrooms, each thoughtfully appointed with new carpets, and two with built-in wardrobes, have hosted countless overnight stays by family and friends, echoing with joyous memories. Since moving in, Kayla has undertaken renovations of each bathroom, to transform these spaces into luxurious retreats. The pre-existing sauna was converted into a lavish, fully-tiled haven, complete with a freestanding bathtub and a water-resistant TV - a nod to the Kayla's need for relaxation after exhilarating days at the racecourse. Stepping outside, the property expands into a 1136 square meter secure backyard. The generous Merbau deck overlooks a vast expanse, framed by low-maintenance gardens and a concreted BBQ area. The backyard has been the backdrop to many cherished sunsets and serene moments, a contrast to the energetic gatherings also hosted in this versatile outdoor space. As Kayla prepares to pass this beloved residence on, she reflects on a decade filled with joy, comfort, and community. Offering the perfect balance of nature's tranquility and city convenience, this home isn't just a structure - it's a collection of vibrant chapters in a life well-celebrated, ready to welcome a new family to begin their own story.

More Details:- Master bedroom ft. private ensuite & oversized built-in wardrobe with mirrored sliding doors- Renovated, fully-tiled ensuite ft. feature wall tiles, floating vanity with wall niche, shower wall niche & matte black fixtures (renovated in 2021)- Three additional bedrooms, two ft. built-in wardrobes- Brand new carpets to all bedrooms & hallway- Open plan living, kitchen & dining ft. built-in bookshelf & hardwood flooring- Kitchen ft. double stainless-steel sink, ample cabinetry & bench space inc. island bench, 600mm Westinghouse built-in Pyrolytic oven, 900mm five-burner gas cooktop & Omega dishwasher- New white Polytech melamine kitchen cupboard doors & panels (installed in 2022)- Additional sunken family room ft. slate flooring, built-in bar & open, slow combustion wood fireplace- Ducted gas heating & evaporative cooling- Large single & double-glazed windows throughout ft. Venetian blinds- Freshly painted interior & exterior walls- Renovated, fully-tiled bathroom ft. feature wall tiles, floating vanity sink, oversized shower with rainfall & adjustable shower heads & matte black fixtures (renovated in 2021)- Additional fully-tiled bathroom ft. feature wall tiles, free-standing bathtub, heated towel rack, TV wall mount & matte black fixtures (renovated in 2021)- Large laundry ft. built-in storage & external access onto deck- Large separate linen cupboard- Brand new downlights throughout the home- Formal entry ft. floor tiles- Generous 55sqm Merbau deck overlooking backyard (partially covered by a pergola)- Secure backyard ft. low-maintenance gardens, garden shed & concreted established BBQ area- Spacious double car, tandem garage ft. ample storage space & drive through/roller door access to the backyard- Front yard ft. horseshoe driveway & established gardens- Withing walking distance of public transport, local shops, playgrounds & schools inc. Fraser Primary School- Easy access to main roads inc. Tillyard Drive- Short commute to Spence & Dunlop Shopping Centres inc. grocers & eateries- Year Built: 1976- EER: 0 stars- Approx. Block Size: 1136 sqm- Approx. Living Size: 175.27sqm- Approx. Garage Size: 57.00sqm- Approx. Deck Size: 55 sqm- Approx. Council Rates: \$770 per quarter- Approx. Rental Return: \$675 - \$750 per week