

**23 Ballarat Street, Fisher, ACT 2611**

**House For Sale**

Thursday, 29 February 2024



**23 Ballarat Street, Fisher, ACT 2611**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 790 m2**

**Type: House**



Jonathan Charles



Robert Burns  
0401269405

## Offers Over \$849,000

Located in the quiet neighbourhood of Fisher, this cozy three-bedroom home sits on a generous 790m<sup>2</sup> block on a family friendly, tree-lined street. With sizable front and back yards, there are plenty of options here – whether you want to renovate, re-build, move in and enjoy, or rent it out for investment purposes. As you step through the entry of the home, you're greeted by the spacious living/family room, offering the perfect space for relaxation and gatherings. To the right, you'll discover the updated kitchen equipped with stainless steel appliances and plenty of storage, while the adjacent dining room provides an ideal setting for entertaining friends and family. Back down the hallway towards the northern end of the home, the 3 sunlit bedrooms all include built-in robes. The laundry conveniently leads out to the backyard, where you'll find a spacious deck enveloped by beautifully landscaped gardens. This outdoor space offers a lifestyle ideal for the entire family, serving as a picturesque backdrop for outdoor gatherings or leisurely weekends spent at home. With a single lock-up garage, workshop space, and additional off-street parking options further adding to this home's versatility. Ducted evaporative cooling and ducted gas heating ensure year-round comfort in every season. 23 Ballarat Street is one of the most convenient locations in Weston Creek. A short walk from the home takes you to the local parks and playgrounds throughout Fisher, trails to Mount Taylor, Cooleman Ridge and the Fisher Shops. Schooling options are easily accessible, with Arawang Primary School, St. John Vianney Primary School and Mount Stromlo High School which are all a short walk or drive away. The home is at the heart of Weston Creek with a 7-minute drive leading you to Cooleman Court Shopping Centre, a rich hub including great restaurants, supermarkets & café options. If you wanted to venture further, just a 9-minute drive has you at the Woden Town Centre with cafes, shops, banking facilities, cinema, clubs and the popular restaurant and bar precinct, public transport and the upcoming light rail. If you're on the hunt for the perfect family home in Fisher, 23 Ballarat Street is the one for you. Features: • Three generously sized bedrooms • All bedrooms include built in robes • Large living/family room • Updated kitchen and private dining room • Ample storage • Evaporative cooling and ducted gas heating • Large backyard space with timber deck • landscaped gardens with veggie patch • Spacious front yard with porch • Single garage including workshop space

Figures: Block: 790m<sup>2</sup> Living size: 105m<sup>2</sup> approx. Garage: 32m<sup>2</sup> approx. Year built: 1970 approx. Rates: \$3,400 p.a. approx. Land tax (investor only): \$5,800 p.a. approx. Rental estimate: \$550 - \$580 p/w approx. UV: \$629,000 (2023)