

23 Lind Close, Fraser, ACT 2615

House For Sale

Thursday, 8 February 2024



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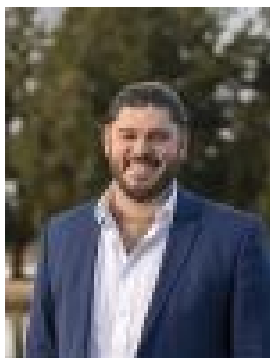
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1250 m2

Type: House



Jake Battenally
0413313676



Robert Nepomuceno
0432697321

Auction 29/02/24

Nestled in a private pocket of Fraser, on a 1,250sqm RZ2 block, is where you will discover this perfect family abode. This beautifully presented home boasts a unique advantage - backing directly onto the picturesque expanse of Mt Rogers Reserve and everything it has to offer. Step inside to find an airy, open-plan layout seamlessly connecting the kitchen, meals, and family areas, offering a versatile space for everyday living and entertaining. The well-equipped kitchen features electric cooking and a convenient dishwasher, catering to modern culinary needs. Bathed in natural light, the living room beckons with its cozy fireplace, setting the scene for intimate gatherings or relaxed evenings whilst a formal dining room provides an elegant setting for special occasions. The master bedroom is complete with a generous built-in robe and ensuite and the additional bedrooms are all serviced by the main bathroom and separate toilet. Step outside to discover a covered pergola, overlooking the expansive, fully fenced backyard - a blank canvas awaiting your personal touch. Convenience is key, with side gate access and direct entry to the reserve, perfect for outdoor enthusiasts and nature lovers alike. Enjoy year-round comfort with ducted gas heating and evaporative cooling, supplemented by a split system unit for personalised climate control. Additional features include a laundry room ceiling fan in the family room and a double garage featuring remote control roller doors. Located within walking distance to public transport, local shops, Fraser Primary School, ovals, and playgrounds, and just a short drive from larger shopping precincts including Charnwood and Westfield Belconnen, everything you need is at your doorstep. Come along to our next scheduled inspection so you don't miss the opportunity to make this exceptional property your own. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 29TH MARCH - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: RZ2 zoned Family home backing Mt Rogers Reserve Open-plan kitchen, meals and family Kitchen with electric cooking and dishwasher Light-filled living room with fireplace Formal dining room Master bedroom with generous built-in robe and ensuite 2 additional bedrooms with built-in robes Spacious 4th bedroom Well-appointed main bathroom Separate toilet Laundry room Ducted gas heating and evaporative cooling Split system unit installed Covered pergola Spacious fully fenced backyard Side gate access Gate access to beautiful reserve Double garage with remote control roller doors Walking distance to public transport, local shops, Fraser Primary School, ovals and playgrounds Close proximity to larger shopping precincts including Charnwood and Westfield Belconnen

Stats: Build: 1979 Block: 1,250sqm Living: 171sqm Garage: 59sqm EER: 3.5 UV: \$449,000 Rates: \$2,643 pa Land Tax: \$4,191 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.