

# 24 Daley Crescent, Fraser, ACT 2615

## Sold House

Thursday, 10 August 2023



24 Daley Crescent, Fraser, ACT 2615

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1347 m2

Type: House



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## Contact agent

A wonderful spacious family home superbly situated on a huge corner block (1347m<sup>2</sup> approx) in the RZ2 redevelopment zone. Offering huge potential down the track this home is in excellent condition throughout and is ready for you to move into. Generous accommodation includes large lounge and dining rooms, separate family room and five bedrooms and ensuite bathroom. The fifth bedroom is ideally set up for a home office with direct access to NBN, making working from home a breeze. You will enjoy the panoramic northerly views of the surrounding countryside and beyond from the fantastic north facing sunroom which acts as a real sun trap in the winter months. Entertain family and friends in the sensational covered outdoor paved entertaining area, ideal for firing up the BBQ in the warmer months. This home is so close to the ever popular Mt Rogers Nature Reserve where the family and pets can thoroughly enjoy the recreation this open space has to offer. This wonderful package is ready for its new owners and inspections are highly recommended.

Additional Features - 1347m<sup>2</sup> corner block in the RZ2 Re development zone- Spacious family home with five bedrooms and an ensuite bathroom- Huge separate living areas and a full length sunroom- Immaculate condition throughout- Panoramic views to the north- 1 minute walk to Mt Rogers Nature Reserve- A few minutes walk to the popular Fraser Primary School- Conveniently close to public transport, schools and other major shopping centres- Magnetite double glazed windows- Electric cooking/oven and dishwasher- Electric hot water - Ducted gas heating- Three reverse cycle split system air conditioners- Large workshop underneath the house with lighting and power- Fencing is colour bond and timber panelling- 1400 x 2300 garden shed - Security system with video cameras- Large attached double brick garage with remote control door and heaps of off street parking- Low maintenance established gardens- Huge storage under the house

EER – 3.0  
Land Rates – \$2,997 pa  
Land Tax – \$4,322 pa  
UCV – \$545,000

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