

24 Edlington Street, Fraser, ACT 2615

Raine&Horne.

Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 800 m2

Type: House

\$775,000

Welcome to 24 Edlington Street Fraser. This charming three-bedroom ensuite home has been lovingly cared for by the current owner for over 30 years, creating a warm and inviting atmosphere that you will surely appreciate for many year's to come. The decor may need some of your tasteful touches yet the location well makes up for it. Located directly opposite the Bicentennial National Trail Reserve and Halls Creek, you will enjoy breathtaking views of the surrounding natural beauty. You'll be pleased to know that this property is located near shops, primary school, parks, trails, and transport. Upon entry, you are greeted with a cozy lounge room with views over the street to the beautiful reserve whilst the dining room off the kitchen also enjoys the same. The kitchen has plenty of cupboard space finished in a neutral white yet may need your special touch to bring it into today. The large covered rear verandah is a perfect spot for entertaining and enjoying the outdoor lifestyle with Family & Friends with a lovely outlook to the rear manicured gardens. This home sits on a large 800m² block, beautifully landscaped with mature plants that add to the charm and character of this home. A separate double garage with automatic remote door and garden shed provide ample space for storage. - Large main bedroom 16m² approx* with ensuite. - Bedrooms 2 with BIR & 3 are well proportioned to the rear.- Lounge room to the front with a lovely outlook.- Dining room off the kitchen with reserve outlook.- Separate bath, shower & W.C.- Ducted electric heating/cooling throughout.- Covered Entertaining area: 38m² approximately*- Double garage 38m² approx* & garden shed.- Beautifully maintained front & back gardens. - Level 880m² parcel of land aspect North/North East. - Frontage 21 meters, depth 37 meters, rectangular.- Rates: \$2,517 p/a. Land Tax: (If rented) \$3,662 p/a Approx*- Current rental estimate: \$610 - \$650 p/week Approx*- Living area: 120m² approximately*- EER: 1.5. UCV: \$463,000 (2022)- Offered as vacant possession, move in ready. Although in need of your personal touches to make it your own, this property has been cherished and maintained over the years. All on all, this loved home has a wonderful sentiment and is definitely one to love and cherish for years to come. To make this home yours simply visit our next open for inspection or call Vic Srbinovski on 0410 583 048 or email vic@qbn.rh.com.au