

# 24 Nott Street, Fraser, ACT 2615

## Sold House

Saturday, 17 February 2024

24 Nott Street, Fraser, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1056 m2**

**Type: House**



Catherine Halloran

**\$897,000**

Privately positioned behind attractive native greenery, this renovated 3 bedroom home will tick all the boxes - whilst still offering plenty of potential for future improvements! Boasting open plan living areas finished with the clean, modern lines of hybrid timber floors, this light filled living space is sure to impress. The family chef will be absolutely delighted by the family-sized renovated kitchen featuring soft close cabinetry, integrated dishwasher, induction cooktop, and a convenient appliance nook. The oversized main bedroom is a sanctuary in itself, offering a walk-in robe and a beautifully renovated ensuite. The two remaining bedrooms are serviced by the original bathroom, which has been given a modern refresh to tide you over until you're ready to renovate. Entertain guests or unwind in the large sunroom that spans the length of the house, providing ample space for all your needs. This versatile space can handle all the kids toys, whilst still providing a reading nook for the adults to relax with a coffee and their favourite book. Enjoy year-round comfort with zoned ducted air conditioning, conveniently controlled via WiFi. An impressive 9.6kw solar system coupled with a 10kw battery, ensures minimal running costs for years to come. Situated on a large RZ2 zoned block, with Colorbond fencing surrounds and established gardens providing plenty of privacy - this generous space is a blank canvas for future improvement. Additional features include under house storage, a lockable single carport, and great side access for future landscaping or garage construction. Don't miss out on this opportunity to make this your forever home!

Summary of Features:

- Open Plan Lounge / Dining
- 26sqm (approx) Sunroom Extension
- Renovated Ensuite, Laundry & Kitchen
- Soft Close Cabinetry w/ Dishwasher, Induction Cooking & Appliance Nook
- Zoned, Ducted Heating/Cooling w/ Wifi Control
- Hybrid Floors to Living Areas, Carpet to Bedrooms
- Refreshed, Original Bathroom
- Large Main Bed w/ Walk-In Robe + Ensuite
- 9.6kw Solar Panels w/ 10kw Battery
- Single Lockable Carport + Underhouse Storage
- Colorbond Fencing
- Courtyard Entertaining Area off Sunroom
- Upgraded Switch + 3 Phase Power

UV: \$529,000 Rates: \$3082pa (approx.) Rental: \$650pw-\$700pw