

26 Fremantle Drive, Stirling, ACT 2611

House For Sale

Saturday, 3 February 2024

26 Fremantle Drive, Stirling, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Auction

Auction - On Site The home has separate living and dining areas, both to the front of the home. Hybrid flooring has been installed throughout, as well as roller blinds – both providing modern comforts to the home. The living area features floor-to-ceiling windows that offer an abundance of northern sunlight during the day. Off the living room is the well-sized dining room that flows effortlessly into the kitchen. The kitchen has been previously updated with custom cabinetry throughout, with Hettich fittings found within the cupboards. This provides a functional design choice as access to plates, pantry items and utensils is eased. Quality appliances have been installed with a MIELE oven and Fisher Paykel dishwasher, as well as a large extraction fan above the induction cooktop. The kitchen offers easy access to the rear yard through the back door. The bathroom offers a traditional design, with a well sized bathtub and vanity, additionally, there is a semi-frameless corner shower installed. The separate toilet is conveniently located in the next room. Accommodation is made up of three bedrooms, with the larger bedroom featuring built-in robes and draws. The 4th bedroom/studio at the rear of the home is a clever extension that provides plenty of options for the new homeowner. It's fully functional as a main bedroom with a full ensuite and walk-in robe. Additionally, it is also ideal as a studio or home office with features such as sound proofing and huge double-glazed windows facing towards the east. A very quiet, peaceful room. The garage has been designed to become the ultimate multi-purpose space, with room to fit two cars back-to-back, there is also a fitted-out laundry space, loads of storage, indoor clothes lines and also space for a sizeable workshop at the back. A unique use for the space is for an enclosed entertaining area, thanks to the direct access to both the dining room and backyard. To the front of the home is the paved courtyard that is ideal for entertaining, with access to the home via the timber deck that runs off the lounge room. The courtyard is fully fenced and has additional vegetation on outside borders providing privacy from the road. The backyard is certainly a highlight of the home, with a well-manicured lawn, established trees, raised garden beds, and 6000L rainwater tanks. Stirling is located in the ever-popular region of Weston Creek, which is known for its proximity to major town centres and nature reserves. Within walking distance are two local schools, Chapman Primary and Mt Stromlo High as well as the Chapman shops. For additional amenities and stores, Cooleman Court is a short drive away. Tuggeranong Parkway provides easy access to the City Centre and Tuggeranong, while Hindmarsh Drive allows access to Woden and the Inner South. The home is a few minutes walk from playing fields for soccer, AFL, netball, cricket, baseball and Little Athletics. Features: Energy efficient additions - induction stove, heat pump hot water, insulation in the walls, ceiling and floors. Heating and Cooling - Ducted evaporative cooling in the main part of the house. Split system in studio and another in the dining area. New Korlock hybrid flooring throughout house. Studio features sound treatment and sound proofing, and huge double glazed windows. Large garage with internal access and direct access to the back yard. Quality Hettich kitchen fittings, Miele Oven, Fisher Paykel Dish Drawer and Induction Stove. 3Kw Solar System with \$0.457 per Kw hour feed in tariff. Blockout roller blinds throughout. Hue Smart lighting. Network cabling throughout the house - with connection to fast VDSL internet. 6000L rainwater tanks, with supply to laundry, backyard and toilet. Low maintenance front yard with native plants. Mature fig and lime trees. Figures: Rates: \$3,276 pa Land Tax (if rented): \$5,622 Block size: 830m² House size: 140m² approx Garage size: 56m² approx EER: 4 stars