

27 Clermont Street, Fisher, ACT 2611



House For Sale

Friday, 3 May 2024

27 Clermont Street, Fisher, ACT 2611

Bedrooms: 3

Bathrooms: 1

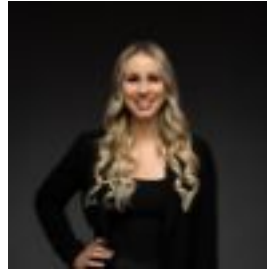
Parkings: 2

Area: 714 m2

Type: House



Tom Wiggins
0468771763



Jaimy Butler
0411957736

Auction - 18/05/24

What you see: Updated and lovingly finished as a family home, which feels exactly that. Your weekends spent in the garden, enjoying the northerly sun with a coffee in hand in your very own private and peaceful surroundings. What we see: Nothing to do but turn the key for your next chapter to begin. See more: Thoroughly renovated and updated throughout. Kitchen featuring electric cooktop, oven, Miele dishwasher and ample storage. Master bedroom includes built-in robe. Additional two bedrooms include built-in robes. Bathroom features floor-to-ceiling tiles and wall-mounted vanity. Engineered timber flooring and carpet throughout. UPVC double-glazed windows. Window furnishings throughout. Reverse cycle system. Entertainers deck featuring pergola. Landscaped and manicured yards include vegetable garden. Priority enrollment area for Arawang Primary School, Canberra College and Mount Stromlo High School. Within a 3 minute drive to Mount Stromlo High School. Within a 5 minute drive to Cooleman Ridge Nature Track. Within a 6 minute drive to Mount Taylor. Within a 7 minute drive to Cooleman Court. Within a 8 minute drive to Westfield Woden. Within a 10 minute drive to Canberra College. Within a 13 minute drive to Canberra Hospital. Within a 14 minute drive to Canberra CBD. Total house area: 124m². Living: 104m². Deck: 20m². Block: 714m². Built: 1978. EER: 6.0. Rates: \$3,412 p.a. Land tax: \$5,920 p.a. Rental appraisal: \$600 - \$650 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.