

**29 Andamooka Street, Fisher, ACT 2611**

**House For Sale**

Friday, 3 May 2024



29 Andamooka Street, Fisher, ACT 2611

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 890 m2**

**Type: House**



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Auction

First time offered in nearly 50 years. Prominently positioned in arguably Fisher's best street offering sweeping 180 degree Northern views over Canberra. Set on one level providing wonderfully flexible living options for most families. Featuring separate formal lounge area and an open plan dining / family room area overlooked by an updated well equipped kitchen / extra casual meals area all open to the elevated terrace which provides stunning views across Canberra. Accommodation is provided by four generous bedrooms, serviced by an updated bathroom and separate toilet. The oversize single garage and copious cellar/storage space is also provided under the house. The home is nestled in easy care terraced landscaped grounds studded with mature trees and colourful shrubs and is sited near a parkland reserve. Truly a property that warrants your inspection.\* Elevated 891m<sup>2</sup> block in one of Fisher's premier streets\* Sweeping views over Canberra\* Single level living\* Formal lounge area at the front of the home\* Large open plan meals / family room with polished wooden floors\* 4 generous bedrooms\* Built-in wardrobe to the master bedroom\* Updated bathroom and separate toilet\* Updated kitchen with ceramic cook top, range hood, wall oven & dishwasher\* Extra meals area adjoining kitchen\* Reverse cycle air-conditioning (split systems, details below)\* 3 phase electricity supply\* Terrace / balcony with stunning views\* Oversize single garage below with rear access to back yard\* Massive under house cellar/storage area\* Terraced landscaped grounds\* Parkland reserve only a short stroll\* Close to Cooleman Court and minutes to Woden Heating / Cooling\* Kitchen / family room – Daikin Inverter, model FTXS60LVMA – 6kw inverter split system - 6kw cooling; 7kw heating\* Lounge room – Daikin Inverter, model FTXM35QVMA – 3.5kw inverter split system – 3.5kw cooling; 3.7kw heating\* Master bedroom – Daikin Inverter, model FTXM25UVMA – 2.5kw inverter split system – 2.5kw cooling; 3.2kw heatingEER: 2.0Building size: 170m<sup>2</sup> (including garage)Land Size: 890m<sup>2</sup>Rates: \$3,438 pa (approx)Land Tax: \$5,967 pa (approx)Land Value: \$665,000 (2023)