

**3 Vercoe Place, Fraser, ACT 2615**



**House For Sale**

Thursday, 21 March 2024

3 Vercoe Place, Fraser, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1182 m2**

**Type: House**



Jake Battenally  
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Robert Nepomuceno  
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## Auction 18/04/24

Nestled in the heart of Fraser on a family-friendly cul-de-sac, 3 Vercoe Place presents a haven of comfort and style. This beautifully renovated residence welcomes you with its light-filled open-plan design, boasting new flooring, lighting, and fresh paint throughout. The kitchen is a chef's dream, equipped with Bosch ceramic cooktop, Omega rangehood, Electrolux self-cleaning oven, and a new Westinghouse dishwasher. Additional features include a double sink, large fridge space, an island bench, and ample storage space. All three bedrooms, two with built-in robes, offer a relaxing garden outlook and are serviced by the updated bathroom and separate toilet. Step outside to discover the sprawling 1,182 sqm block, offering endless possibilities for outdoor entertainment and relaxation. The entertaining courtyard, surrounded by beautifully established gardens with mature trees, invites gatherings with loved ones. Green thumbs will delight in the herb garden and raised vegetable beds, while fruit trees including lemon, nectarine, and apple offer seasonal delights. Additional creature comforts include ducted gas heating, evaporative cooling, a slow-combustion fireplace, a large laundry with external access, several outdoor powerpoints and a double garage with LED lighting and power. Convenience is at your doorstep, with Fraser Primary School and the local shops a mere kilometre away. You can also enjoy the close proximity to playgrounds, parks and Mt Rogers Reserve. Welcome home to 3 Vercoe Place, where every detail has been thoughtfully curated for comfort and convenience. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 18TH APRIL - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: New flooring, lighting and freshly painted throughout  
Family-friendly cul-de-sac location  
Light-filled open-plan design  
Kitchen appliances include a Bosch ceramic cooktop, Omega rangehood, Electrolux self-cleaning oven, double sink and a new Westinghouse dishwasher  
Kitchen also boasts a large fridge space, island bench and new Venetian blind, flooring and lighting  
Master bedroom with a garden outlook and mirrored built-in robes  
Second bedroom with built-in robe  
Spacious third bedroom  
Bathroom with a new vanity, shower and mirror  
Bathroom has a separate bath and shower  
New separate toilet  
Large laundry with plenty of space for appliances and storage as well as external access  
Ducted gas heating and evaporative cooling  
Slow-combustion fireplace central in the living area  
Spacious 1,182 sqm block for your imagination to run wild  
Entertaining courtyard  
Multiple outdoor powerpoints  
Beautifully established gardens with mature trees that provide shade in summer and allow the sun in during winter  
Herb garden with thyme, oregano, mint, sage, rosemary and chives  
Raised vegetable gardens with strawberries and raspberries  
Established fruit trees including lemon, nectarine and apple  
Double garage with LED lights and power  
1km from Fraser Primary School and Fraser shops (including the new Pop Pizza)  
Close proximity to local playgrounds and parks, Mt Rogers Reserve and walking tracks

Stats: Build: 1976  
Block: 1,182sqm  
Living: 119sqm  
Garage: 40sqm  
EER: 1.5  
UV: \$539,000  
Rates: \$3,064 pa  
Land Tax: \$5,167 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.