

31 Daley Crescent, Fraser, ACT 2615

House For Sale

Friday, 3 May 2024



31 Daley Crescent, Fraser, ACT 2615

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 1156 m2

Type: House



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AUCTION 25/05/24

Situated in the serene outskirts of Canberra, a unique family home stands as a beacon of intergenerational living and heartfelt memories. This residence is expansive, bright and airy and was chosen by the homeowners who made the move to Canberra to be closer to their daughter and their three-year-old granddaughter. This decision was driven by the desire to be an integral part of their granddaughter's life, witnessing her milestones, and providing daily support. Selected for its breathtaking views of the surrounding hills and mountains and its spacious, versatile layout, this residence became more than just a house. It transformed into a home, vibrant with family bonds and gatherings. The open plan kitchen and family room, opens out onto a spacious deck, quickly becoming a favoured spot for looking at the views and its accompanying wildlife. In 2020, the homeowners' daughter constructed a granny flat extension, to be closer to her aging parents. The two residences offer separate entries for privacy, but also offer shared access through the lockable, internal laundry and the large, shared rear deck. During the Canberra balloon spectacular, the deck bore witness to many morning coffees and family chatter as the balloons floated by. This home is not only a place of personal joy but also of significant honour; holding the unique distinction of having hosted Sir David Attenborough, with whom the homeowner shared common interests with, as a renowned palaeontologist. As chapters are written and stories evolve, the homeowners prepare to pass this cherished family abode on to new hands, with the hope that the new inhabitants will create as many special memories as they have over the years.

More Details:- Generous block ft. main residence & granny flat extension- Main residence comprises of split-level living with four-bedrooms, two-bathroom & multiple living spaces- Granny flat comprises of split-level living with two-bedrooms & one-bathroom- Mixture of single & double glazed windows throughout- Large, shared laundry, connecting both residences ft. large linen cupboard- Large deck, connecting both residences (replaced in 2020)- Double car lock-up garage ft. automatic roller doors & drive through on one side- Plentiful on-site parking- Oversized storage shed (can fit two vehicles)- Spacious, shared backyard ft. chicken coop & established, low-maintenance gardens inc. fruit trees- Within walking distance of public transport, schools, parks & playgrounds, & Mount Rogers Reserve- Short commute to Spence shops & local renowned schools- EER: 1.5 stars- Approx. Block Size: 1156 sqm- Approx. Upper Level Living Size: 215.5 sqm- Approx. Lower Level Living Size: 17 sqm- Approx. Double Garage Size: 36 sqm (approved structure) - Approx. Double Car Shed Size: 40 sqm (unapproved structure) - Approx. Council Rates: \$570 per quarter- Approx. Rental Return (whole residence): \$900 - \$1000 per week

MAIN RESIDENCE:- Four-bedroom, two-bathroom, split level house- Year Built: 1976- Formal entry ft. slate flooring, accessible via wheelchair friendly ramp- Master bedroom ft. carpet, built-in wardrobe & private ensuite- Additional three bedrooms ft. carpet & built-in wardrobes- Open plan kitchen & family room ft. raked ceilings & plenty of natural light- Renovated kitchen ft. Miele dishwasher & high-end Bosch appliances inc. 600mm gas cooktop & built-in electric oven- Additional segregated formal dining & lounge room ft. slow combustion fireplace- Seeley International MagIQtouch gas ducted heating & cooling- Fully tiled main bathroom ft. floating vanity, built-in bathtub, separate shower & separate toilet- Large deck accessible via family room (connected/accessible to extension)- Approx. Rental Return (main residence): \$770 - \$800 per week

GRANNY FLAT:- Self-contained, two-bedroom, one-bathroom granny flat, split across three levels- Built in 2020- Formal entry, via wheelchair accessible ramp- Open plan kitchen, dining & living ft. raked ceilings & plenty of natural light- Kitchen ft. high-end Smeg appliances inc. 600mm gas cooktop, built-in electric oven & mini dishwasher- Master bedroom upstairs ft. carpet & large built-in wardrobe with mirrored sliding doors- Fully tiled main bathroom ft. double floating vanity, large shower & separate toilet (upstairs)- Additional bedroom downstairs ft. carpet & built-in wardrobe with mirrored sliding doors- Mitsubishi electric air conditioning unit to living space & master bedroom- Oversized under house storage- Large deck accessible via living room sliding doors (connected/accessible from main house)- Approx. Rental Return (granny flat): \$470 per week