

35 Shakespeare Crescent, Fraser, ACT 2615

home by holly

Sold House

Friday, 27 October 2023

35 Shakespeare Crescent, Fraser, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1214 m2

Type: House



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#soldbymcreynolds #soldbycris Your own oasis to revel in whilst enjoying direct views across to parkland! Sitting privately within the elevated site and teeming with a cornucopia of colourful trees and plants, the home has little sense of neighbours, you could be forgiven for thinking that you were living in the country rather than the city. Golden halos of sunshine dance in the air, a hush accentuated by the sweet calls of birds, as you climb garden stairs and meander through gentle paths. A grove of silver birch within the emerald lawn, as beds of mature trees shade the yard. Through the arbour a bountiful vegetable garden sits happily behind picket fencing, raspberries, tomatoes, herbs, onions sprouting from well-tended straw beds. This gorgeous light and airy three-bedroom ensuite family home captures open field views and is an easy stroll to the local Primary School, and not far to the popular Melba shops and the bustling Belconnen precinct. Within parquet flooring flows underfoot and split-level living creates a series of spaces for privacy and connection. We love the unique vintage features from the light fittings to the exposed beams. Slim vertical windows capturing textured garden scenes like artfully hung paintings. The sweet entry foyer with hooks for hanging coats and jackets, the bright lime grape leaves captured in the glass. There is the long graceful, combined living and dining where you can hang beside the fireplace enjoying a cosy sunken privacy. While floating above, gracefully defined by a timber balustrade, sits an open sitting room with a servery window onto the kitchen. The kitchen channels 60's happiness with its bright arrangement of white timber cabinets, corner shelving and black and white chequered flooring. There is enough room here for a table beneath the enormous picture window with its vista to flowering perennials. Two double-size bedrooms welcome morning light and frame the natural surrounds. A window seat with storage, spans the full length of bedroom one, which has direct access to the two-way family bathroom. The second master bedroom flows to the ensuite with a wall of cabinets that include a built-in-dresser. A third bedroom overlooks the side courtyard, lush with shady tree, to one side, potted herbs and climbing roses. Over the years the garden has played host to fairy parties and imaginative adventures with its various spaces of sensory immersion. Glass sliders connect the long patio with the dining space, making for easy to-and-fro, perfect for entertaining and alfresco dining. Round river stones sculpturally house Japanese maples with an elevated seating nook for tranquil morning coffees. While beyond a magical land of layered depth and richness there is a liquid amber and elm gifting a stunning array of blooming plants. At the front a short driveway leads to a single brick garage and curves across the frontage to carport providing plenty of off-street parking. Shakespeare is a wide street that curls along the edge of Fraser Oval and the reaching spaces of Dunlop Grasslands Nature Reserve. This leafy suburb is known for its family/community values and is surrounded by reserves and green spaces with the location so convenient to the Belconnen precinct, AIS, and Bruce stadium. Sitting across from a myriad of walking trails within the reserve, and with easy stroll to the local dog club and primary school, the home is also handy to several fabulous local shops, including Spence and Melba, with Mamé café, in Melba court being a local favourite. features..beautiful three-bedroom ensuite family home directly across from Dunlop Grasslands Nature Reserve.elevated aspect and stunning gardens, expansive and wonderfully tended, teeming with colourful perennials, climbing vines, vegetables and herbs and mature sheltering trees.refreshed with new paint.welcoming foyer with coat hooks.spacious sunken combined living and dining flowing out to the patio and garden.timber railing runs the full length of the living and dining room.exposed timber beams.original decorative light fittings.slow combustion fireplace in brick hearth with mantle.parquet flooring.second living/sitting area.large bright white kitchen with servery window to social arena.banks of cabinetry with Fisher & Paykel two drawer dishwasher, wall oven, built-in-microwave, gas hob and rangehood.space for a meals area with large picture window framing the pretty garden.two-way family bathroom with tub.east facing double bedroom with window seat providing storage.master bedroom with built-in-robe and ensuite bathroom.third bedroom with built-in-cupboard.impressive energy rating of 4.5 stars with ceiling and wall insulation.carpet to bedrooms.large internal laundry with direct access to garden.instant hot water.ducted gas heating.evaporative cooling.Ventis home air distribution and air-purifying system.long patio with pergola – perfect outdoor space for large gatherings.side rockery.extensive fenced vegetable and herb garden.2 x 5000 litre water tanks plumbed to toilets .terrific separate storage room.2 garden sheds.single lock-up garage.single carport.handy to schools, local shopping centres and Mt Rogers Reserve.close to the bustling Belconnen precinct, AIS, University of Canberra and Lake Ginninderra.ready to move into and enjoyEER: 4.5Rates: \$2,884 approx. per annumLand Size: 1214m² approx.