

36 Carrodus Street, Fraser, ACT 2615



Sold House

Saturday, 25 November 2023

36 Carrodus Street, Fraser, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 954 m2

Type: House



Eoin Ryan-Hicks

Contact agent

Auction Location: On site Welcome to 36 Carrodus Street, Fraser – a meticulously renovated haven featuring three bedrooms, one bathroom, and situated on a generous block. This charming residence has undergone a complete transformation, showcasing contemporary finishes and stylish design elements throughout. The spacious bedrooms provide comfort and flexibility, making it an ideal home for families or those seeking extra space. Step into a backyard that extends the possibilities; a substantial block awaits outdoor activities, gardening, or even potential expansion. With the new Territory Plan taking effect on November 27th, 2023, this property presents a golden opportunity. The plan unlocks development potential, allowing you to build a second dwelling at the rear of the property. This prospect is perfect for first-time home buyers looking to invest in their future or seasoned investors eager to capitalize on the evolving real estate landscape. Picture a second dwelling, a studio, or a garden oasis – the choices are limitless in this outdoor haven. Nestled in the heart of Fraser, the location ensures convenience with nearby amenities, schools, parks, and easy access to major transport routes. Beyond immediate comfort, this property holds the promise of a bright future. Whether you're a first-time home buyer, an investor, or someone eyeing development opportunities, 36 Carrodus Street is a canvas for your dreams. Contact us today to arrange a viewing and explore the endless possibilities that await in this prime Fraser residence.

Features;- Brand new kitchen - Brand new bathroom- Brand new flooring- Brand new paint- Brand new rear deck- Brand new laundry- Full property renovation - Never been lived in since the renovations- 958m2 block approx.- Quiet cul de sac Rates: \$2,884 p.a. approx. Land Tax: \$4,753 p.a. approx. EER: 1