

37 Edlington Street, Fraser, ACT 2615



Sold House

Sunday, 13 August 2023

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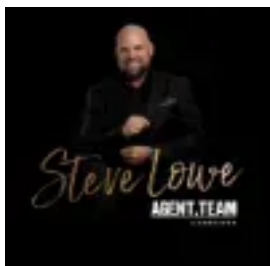
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 929 m2

Type: House



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Contact agent

Welcome to your dream home, where modern comforts and natural serenity seamlessly come together. This exquisite property offers a perfect blend of spaciousness and functionality, making it an ideal haven for families. The heart of the home is the open plan large kitchen, family, and meals area, providing a central hub for socialising and entertaining. Stay comfortable all year round with the ducted reverse cycle air conditioning system, thoughtfully divided into three zones for personalised climate control. Embrace sustainable living with the 10kW solar system, equipped with 25 panels, ensuring energy efficiency and cost savings. The property also features a brand new Rheem electric hot water system for your convenience. A true retreat, the master bedroom boasts a private parents retreat, offering a tranquil space to unwind. The ensuite, featuring floor-to-ceiling tiles, complements the master bedroom's walk-in robe, adding a touch of luxury to daily living. The main bathroom continues the theme of elegance with its large shower, bathtub, and separate toilet, catering to the needs of the whole family. New carpets throughout add a sense of comfort and style to every room. Additional practicality comes in the form of a laundry room with external access, ensuring ease of use and functionality. For those in need of storage solutions, two extra storage sheds offer ample space to keep belongings organised and tidy. Enjoy the luxury of an oversized double garage with open rear access, providing plenty of room for vehicles and additional storage, while the fully fenced property ensures privacy and security for loved ones. Step outside and be captivated by the north-facing entertaining alfresco, where you can host gatherings or simply relax in the idyllic surroundings. The professionally landscaped front yard further enhances the property's curb appeal. Set in a quiet location within walking distance to Fraser Primary School, and directly opposite a nature reserve with walking tracks, this property offers the perfect combination of peaceful living and accessibility to local amenities. Don't miss this opportunity to own a modern masterpiece in a tranquil setting. Contact us today to secure your private viewing and experience the epitome of contemporary family living.

- Open plan large kitchen, family and meals area.
- Ducted reverse cycle AC (3 Zones).
- 10kw solar system (25 Panels).
- Parents retreat off master bedroom.
- Master bedroom with walk-in robe and ensuite.
- Main bathroom with large shower, bathtub and separate toilet.
- Floor to ceiling tiles in bathroom and ensuite.
- Laundry room with external access.
- New carpets throughout.
- 2 x Extra storage sheds.
- Rheem electric HWS (Brand new).
- Oversized double garage with open rear access to backyard.
- North facing entertaining alfresco.
- Professionally landscaped front yard.
- Fully fenced.
- Quiet location. – Walking distance to Fraser Primary School.
- Directly opposite nature reserve / walking tracks.

- Living size 195.64 Sqm - Land size 929 Sqm