

4 Frayne Place, Stirling, ACT 2611

House For Sale

Saturday, 3 February 2024



4 Frayne Place, Stirling, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Tom Ellis

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Ashleigh Curtis

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Auction

This beautifully presented three bedroom ensuite home is larger than many four bedroom homes and boasts a free standing studio in the rear garden. The home is nestled in a quiet cul-de-sac in the heart of Stirling. The location is ideal for families looking for their new home within walking distance of both local primary and secondary schools. Stirling has an abundance of sporting fields, the local netball courts, and the Labor Club around the corner with the bowling greens and restaurant. This home is ready to move straight into and enjoy. The kitchen and bathrooms have been renovated. There is plenty of living space in the lounge room and the floor plan flows beautifully to the covered outdoor entertaining area. You will be comfortable all year round with ducted evaporative cooling for summer time and ducted gas heating for the cooler months ahead. The split levels inside add to the character of the home and create higher than usual ceiling heights. The polished timber floorboards add to the appeal of the home. The studio in the rear garden is a spacious and is a brick construction with a tiled roof. It could be used for so many different purposes from home office, gym teenagers retreat etc. There is a double garage for the security of your vehicles and plenty of additional parking options. Features include:- Walk to Primary and High School- Close to public transport- Playing fields nearby- Bowling club around the corner- Spacious living areas- Renovated kitchen- Dishwasher- Renovated ensuite and bathroom- Double lock up garage- North facing to the front of the home- Separate studio- Ducted gas heating- Ducted evaporative cooling- Covered outdoor entertaining area

Living Area - 169sqm approx
Studio - 36sqm approx including storeroom
Block size: 725sqm approx
Land value: \$620,000 approx
Rates: \$3,382 pa approx
Land Tax: \$5,848 pa approx (if rented)