

# 4 Keane Place, Fraser, ACT 2615



## Sold House

Monday, 14 August 2023

4 Keane Place, Fraser, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1625 m2

Type: House



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## Contact agent

Proudly introducing 4 Keane Place, a unique & private sanctuary nestled at the end of a quiet cul-de-sac adjoining Mt Rogers Reserve. This architecturally designed, split level home of 217.8m<sup>2</sup> is zoned for family first and for hosting dignitaries. Charming and welcoming in appearance, with expansive garden visible through every window, character filled inside with raked ceilings and warm tones throughout, this home is light-filled and functional within its floor plan, to allow for a growing family. Designed in the late 1970's, with only two owners, the house is wonderfully preserved, yet boasts a unique opportunity. The floorplan consists of 4 generous bedrooms with built in robes, two bathrooms, welcoming entry foyer, formal lounge room with fireplace, formal dining room, informal family room off kitchen, ample storage options including cellar plus study/home office, zoned air conditioning and generous glazing showcasing the leafy established surrounds. Outside, the beauty of this property continues with mature plantings and established gardens focused around multiple deck and courtyard spaces. This exceptional home offers a sense of serenity and tranquillity that is unparalleled and irreplaceable. 4 Keane Place speaks family, with neighbouring green reserve space, playgrounds within a stone's throw, local shops within walking distance, close to main arterial roads with many well-regarded schools also easily accessible.\* 4-bedroom home nestled toward the end of a quiet cul-de-sac\* Built-in robes to all bedrooms\* Ensuite off main bedroom\* Main bathroom with bathtub\* Study/home office \* Formal lounge with fireplace opening to expansive north facing deck\* Formal dining room\* Family room with cross ventilation and access to front and rear yards\* Kitchen with generous storage and bench space\* Coats cupboard at entry\* Linen press in hallway\* Solar panels\* Zoned, reverse cycle ducted air conditioning throughout\* Air conditioning unit to main living room\* Entertaining deck, upper and lower, with ramp\* Established gardens\* Double carport with lock-up storeroom\* Mt Rogers Reserve on doorstep Built: 1980 Living Size: 217.8m<sup>2</sup> Block Size: 1625m<sup>2</sup> EER: 0.0 Rates: \$2,985pa (approx.) Land Tax: \$4,675pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.