

# 4 Vercoe Place, Fraser, ACT 2615

home by holly

## Sold House

Monday, 14 August 2023

4 Vercoe Place, Fraser, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1024 m2

Type: House



Jenny McReynolds  
0491850701



Cris O'Brien  
0409308038

**\$950,000**

#soldbymcreynolds \$950,000 Wonderful home surrounded by a peaceful garden sanctuary! Tucked away in a quiet, tranquil and friendly cul-de-sac in one of Frasers loveliest locations is this glorious north facing four-bedroom ensuite home. From the moment you arrive you will be instantly taken with the leafy street presence and wonderful sense of space around you. Close to nature this much loved residence that is enveloped by magic gardens provides families with so much room to enjoy both indoors and out, you will appreciate the wonderful lifestyle on offer. Step inside and enjoy the perfect solar orientation, providing an abundance of light, glorious sunshine and a magic outlook out to bushland and beyond. Refreshed with new carpet and paint this beautifully presented home has a wonderful ambiance and lovely feel with flexible formal and informal living areas to enjoy. To the front is the combined living and dining, with this area flowing directly through to the family room, both featuring striking parquet floors. Overlooking the family room is the wonderful, renovated kitchen that boasts quality appliances, an abundance of storage, large pantry and a huge amount of bench space. The chef of the home will be in their happy place whilst still being able to interact with the family and guests, it really is the perfect layout for large gatherings and those who love to entertain. Outside is a pure delight, enjoy barbecuing, dining or simply relaxing under the large pergola, this connects to the expansive mature gardens where tall leafy trees, established plantings and an array of delights are scattered throughout the garden. It's the perfect place to enjoy the many shaded sitting areas, for the kids to explore and the pets to run around, it doesn't get much better than this. Complete with a huge garage with remote control door and workshop area that will accommodate several cars. There is large, covered storage area behind the garage that can be utilised to suit your needs. Enjoy bush walks on Mount Rogers and the convenience of being within easy access of local schools, transport and shopping centres. features..superb, beautifully presented four-bedroom ensuite home .magic orientation with the perfect northerly aspect and fabulous views.refreshed with new internal paint .new carpet .parquet flooring to the living and hallway.enjoy abundant light and sunshine .quiet and peaceful tightly held cul-de-sac location.a short walk through to bushland.positioned on a fabulous 1024m2 block .separate lounge/dining and family rooms with striking parquet flooring.renovated kitchen with quality delonghi appliances, stone bench tops, extensive storage, large pantry and plenty of bench space.bay window to the kitchen.excellent bathroom and ensuite.built-in robes to three bedrooms.ensuite to the master bedroom.ducted reverse cycle heating and cooling.solar panels.delightful outdoor entertaining area.stunning gardens surrounding the home – mixture of tall leafy trees, shrubs, roses, bulbs and so much more, what a surprise..lovely choice of sitting areas to enjoy in the gardens.large garage with remote control door – could accommodate four smaller cars .covered storage area to the rear of the garage.three phase power.take a stroll on Mount Rogers.close to local schools, shopping centres and public transportEER: 1Land Size: 1024m2 approx.Rates: \$2,950 approx. per annumLand Value: \$580,000