

# 41 Rosebery Street, Fisher, ACT 2611

## House For Sale

Wednesday, 24 April 2024

LUTON

41 Rosebery Street, Fisher, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 964 m2

Type: House



Tim and Justine Burke  
0411878587



Julia Atkinson  
0410141016

## Auction

Enjoying an elevated location on arguably Fisher's best street, this fully renovated family home on a large block showcases sensational views and a host of features that make it a truly special offering. The interior layout has been designed to take full advantage of the outstanding views with abundant use of glass in the expansive living zone. The lounge area with full-height dual aspect windows charms with its warm colour palette and exposed timber beams lending texture and ambience. It flows to the bright and airy kitchen and dining space – the kitchen has been beautifully renovated, including double-thick stone island breakfast bar and bench tops, induction cooking, and pantry. The living zone overlooks and opens out to the property's highlight, a huge timber entertaining deck with the amazing backdrop view of Mount Taylor, and surrounded by mature trees and hedging in the lower garden level giving total privacy all around. The deck spills down on one side to a lawned space, and on the other to a paved area with a charming chicken coop and further steps down to a section including raised vegetable garden beds and a convenient shed. With well established gardens and fruit trees, the rear outdoor space is a dream for the whole family to enjoy. The whole home's comfortable interior is lined with timber flooring, the décor a mix of neutral and rich earthy colours. It has underfloor insulation, is double-glazed throughout and has four reverse-cycle split systems. The versatile and spacious sleeping quarters include the segregated main bedroom at the front of the home, with built-in wardrobe and renovated ensuite. At the rear of the property are two additional bedrooms (one with built-in wardrobe) which share the updated family bathroom, and last but not least a huge room with triple-aspect windows, superb views and direct access to the rear yard, which can be used as a great rumpus room or fourth bedroom. The property's street appeal is modern, with a paved circular driveway, mature trees and plantings. Car accommodation is in the double carport with Tesla charger and direct access to the entry. Additional features are a 11.2kW solar system, 3 phase power and security system with cameras.

Features:-  
- Elevated location with amazing views of Mount Taylor, on arguably Fisher's best street-  
- Large block, huge entertaining deck and established gardens-  
- Versatile layout, great indoor/outdoor flow-  
- Beautifully renovated kitchen-  
- Four bedrooms, segregated main bedroom-  
- Renovated bathroom and ensuite-  
- Double-glazing and underfloor insulation throughout plus four reverse-cycle split systems-  
- Double carport with Tesla charger, plus off-street parking on the circular driveway-  
- Rental appraisal of \$775 to \$825 per week EER: 2  
Land Size: 964m<sup>2</sup> Living Size: 184m<sup>2</sup>  
(approx.) Land Rates: \$3,620 p.a (approx.) Land Value: \$696,000 (approx.)