

# 42 Rosebery Street, Fisher, ACT 2611

## House For Sale

Friday, 12 April 2024

42 Rosebery Street, Fisher, ACT 2611

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1010 m2

Type: House



Anthony McCormack  
0425283588



Mikaela Chan  
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## Auction

An impressively spacious and intuitively designed home that focuses on low maintenance living, this breathtaking freestanding residence is a family offering of enduring quality. Positioned on the high end of the street, the home flows over two levels, and is immaculately appointed with luxurious contemporary finishes and incredible views towards Mt Taylor and beyond. Perfectly positioned backing parkland and close to schools, shops, and nature reserves.\*Please note, recent property pricing seen online is due to a settlement between parties. There has been significant work done since this transfer.\*FEATURES• Large family home in an elevated position• Renovated in 2020• Entertainer's kitchen with quality appliances including two full-size ovens, Caesarstone bench tops and ample cupboard space• Sunken formal living room with wood fireplace and gorgeous views to the mountains• Separate family room, generous in size with mountain views• Open plan kitchen and dining area• Master bedroom with walk-in wardrobe and ensuite bathroom• Modern ensuite with waterfall showerhead and in-floor heating• Four additional bedrooms, all with built-in robes• Modern bathroom with in-floor heating• Full size laundry with powder room and attached mud room• Ducted gas heating• Reverse cycle air conditioning units in the lounge room, family room and master bedroom• New carpet and fresh paint throughout• Window coverings by Chadwick Designs• Generous back deck• Large, private backyard that backs onto parkland• Solar panels• Solar hot water system• Within catchment area for Arawang Primary School, Mt Stromlo High School, and Canberra College• Short drive to St. John Vianney's Primary School, Cooleman Court, and within 10 minutes' drive to Woden Town Centre and The Canberra Hospital• Walking distance to Cooleman RidgeWHAT THE SELLER LOVES ABOUT THE HOME1. Watching the sunrise each morning from the cosy family room2. Easy walk to Cooleman Ridge 3. Peaceful evenings on the back deck by the firepitSTATISTICS (all figures are approximate)EER: 1.5Living Area: 273m<sup>2</sup>Garage: 43m<sup>2</sup>Land Size: 1,010m<sup>2</sup>Land Value: \$817,000 (2023)Construction: 1973Rates: \$1,034 per quarterLand Tax: \$2,303 per quarter (only applicable if not primary residence)Rental Range: \$1,100 - \$1,150 per week