

45 Daley Crescent, Fraser, ACT 2615

CARTER + CO

House For Sale

Friday, 19 April 2024

45 Daley Crescent, Fraser, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1043 m2

Type: House



James Carter
0413974912



Sam Howes
0435899461

Auction

The Features You Want To Know.+ Fully renovated 4-bedroom 2-bathroom family home+ High quality carpets in all bedrooms + 12mm timber laminate flooring with 2mm thermal insulated underlay + Brand new custom joinery to kitchen with finger pull + 20mm reconstituted stone benchtops with waterfall ending+ 600mm pyrolytic Bosch oven + 600mm 4 burner Bosch induction cooktop + LG free standing dishwasher + Huge amount of kitchen storage + Water point to fridge+ Large undermount double bowl sink + Large master bedroom with ensuite, walk in robe and Built in robe + Further 3 bedrooms with built in robes + Bathrooms with floor to ceiling tiling, quality fixtures and fittings and bath to the main bathroom + Huge outdoor spotted gum deck.+ Pergola with outdoor heaters, ceiling fans and downlights. + Newly and fully landscaped gardens, including 6 fruit trees and 4 olive trees + Large grassed area, front and back with underground irrigation on a timer+ Swimming pool with large newly concreted pool deck area.+ Double glazing throughout, steel flyscreens to all windows and crim safe doors to sliding doors.+ Ducted electric reverse cycle heating and cooling throughout + 13.6 kw solar with a 10kw inverter+ Solar is north and west facing and generates late into the evening.+ Brand new gas hot water system + 3 phase power + Fully restored roof with brand new fascia and gutter

The Location.+ 1 Minute to Fraser Primary School + 5 Minutes to St Thomas Aquinas + 7 Minutes to St Monicas + 9 Minutes to Westfield Belconnen+ 15 Minutes to Calvary Hospital+ 18 Minutes to Canberra CBD

Why You Want To Live Here>Welcome to 45 Daley Crescent, Fraser - a statement of luxury and craftsmanship nestled within one of Canberra's most desired Belconnen locals. Rarely does an opportunity of this calibre and functionality present itself.Step into this superb and fully renovated 178m² home and immerse yourself in an atmosphere of unparalleled quality and luxury. From the moment you enter, you are greeted with the extent of the stunning renovations setting the stage for something truly special. With a vast luxury kitchen and an elegant master retreat, this home is sure to capture the envy of your family and friends alike.With separate and segregated indoor and outdoor living areas, every member of the family is afforded ample space to spread out and enjoy their own.But this home offers more than just a stunning renovation; it's an entertainer's dream. Imagine hosting gatherings in the large covered alfresco area, complete with a tropical oasis with an in-ground swimming pool surrounded by stunning palm trees. If that wasn't enough stunning landscaped gardens surround this home with enough grass for kids to play, and an incredible backdrop for all your gatherings. This space seamlessly combines to rival any venue, ensuring your gatherings are nothing short of spectacular.Don't miss your chance to experience one of the finest family homes in Fraser. This is a home that redefines dream family living.

The stats you need to know!+ Block: 32+ Section: 19+ EER: 3.5 stars+ House Size: 228m² (approx.)+ Internal Living: 178m² (approx.)+ Garage: 50m² (approx.)+ Land Size: 1043m² (approx.)+ Rates: \$782 per quarter. (approx.)+ Heating and cooling: Ducted reverse cycle heating and cooling+ Rental Appraisal: \$950 - \$1000 per week (approx.)