

**8 Bulli Place, Fisher, ACT 2611**

LUTON

**Sold House**

Thursday, 4 April 2024

8 Bulli Place, Fisher, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1042 m2**

**Type: House**



Luke Metcalfe

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## Contact agent

Classic three/four bedroom ensuite family home nestled in an exclusive cul-de-sac location on a massive 1,042 sqm RZ2 zoned land parcel backing onto parkland reserve. The home's layout, characterised by large living areas and generously sized bedrooms, features separate formal lounge room and open-plan family/dining areas which lead out to a superb private rear terrace - the perfect vantage point to supervise the kids and or pets playing in the the expansive backyard. Overlooking the family room via a wide servery window, the well-appointed galley-style kitchen offers gas cooktop, range hood, dishwasher and plenty of cupboard/bench space. The enormous main bedroom features a renovated ensuite bathroom, twin wardrobes and its own access to the rear terrace. A smartly updated main bathroom with separate shower, full bath and individual WC services the remaining bedrooms. A large segregated sewing room with its extensive custom-built cabinetry provides extra options to be utilised as a 4th bedroom, guest accommodation, home office or TV room. Year-round climate comfort is provided by both ducted gas heating and evaporative cooling. Double car accommodation is catered for by a large single garage below plus an additional high-clearance "Vogue Pergola" carport. FEATURES INCLUDE: \* Elevated position in secluded cul-de-sac with access to reserve land at rear \* Gently contoured 1,042 sqm (approx) land parcel with RZ2 zoning providing dual-occupancy development potential \* Well-proportioned single-level three bedroom ensuite home with large extra study/guest room \* East-facing front balcony \* Welcoming entrance foyer and wide hallways \* Separate formal lounge room with built-in buffet shelving and views to Mount Taylor \* Generously sized open-plan family/dining area with sunny north aspect \* Centrally positioned galley-style kitchen with ample bench/cupboard space, gas cooktop, dishwasher and large servery window overlooking family room \* Sliding glass doors lead from family room to private pergola-sheltered rear terrace overlooking massive back yard \* Big (5.1m x 3.5m) main bedroom with renovated ensuite bathroom, twin built-in wardrobes and separate access to rear terrace \* Built-in wardrobes to bedrooms two and three \* Custom-built cabinetry to study/guest room \* Updated main bathroom with full-sized bath tub, separate shower recess and individual WC \* Separate laundry room with access to rear terrace \* Ducted gas heating plus evaporative cooling \* Mains gas connected BBQ on rear terrace. \* Large single garage below plus additional high-clearance "Vogue Pergola" carport \* Side access gate provides secure off-street parking for additional vehicles, caravan, trailer or boat. \* Expansive back yard with secluded paved BBQ area, raised vegetable gardens, fruiting trees and gated access to reserve