

8 De Smet Place, Fraser, ACT 2615



House For Sale

Friday, 27 October 2023

8 De Smet Place, Fraser, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1111 m2

Type: House



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Auction 18/11/23

Escape to your own slice of nature and tranquility. Imagine living in a peaceful cul-de-sac, where you're part of a welcoming community, where you know your neighbours but still enjoy your personal space. This 4-bedroom property offers more than just a generous 1111m² block; it offers a lifestyle and the opportunity for your family to expand and turn your dreams into reality. Perched to capture breathtaking views of the treetops and rolling hills beyond, this 4-bedroom home boasts spacious open-plan interiors with a soaring vaulted ceiling, along with a recently renovated kitchen, bathroom, and ensuite. What sets this home apart is the separate studio or games room, ready to be transformed into your dream home office, a serene home studio, or a delightful space for your kids to enjoy. Surrounded by mature trees and thoughtfully designed outdoor areas for relaxation and entertainment, you'll never feel cramped for space. To truly appreciate all that this remarkable home has to offer, be sure to join us for our next inspection. Your dream home awaits!

The Perks:

- Elevated block in a quiet cul-de-sac location
- Spacious open plan kitchen, living and dining
- Renovated kitchen with Bosch gas cooktop, Bosch electric oven, and new • • • • Bosch dishwasher
- Modern kitchen design with white cabinetry, stone bench tops, and pendant lighting
- Vaulted ceiling in the kitchen & dining
- Hybrid vinyl planks through open plan spaces and hallway
- Renovated bathroom and ensuite
- Four generously sized bedrooms with new carpet
- Double-glazed windows throughout
- Ducted gas heating
- Ducted evaporative cooling
- Split reverse cycle air conditioning
- Instantaneous hot water
- Separate studio, office or games room, the choice is yours
- Separate double garage with remote control roller door
- Under house storage
- Established gardens and trees that are low-maintenance
- Dedicated outdoor spaces and a backyard that is the perfect blank canvas
- Close to Fraser Primary School, Spence shops, parkland, and walking trails
- Easy commute to Belconnen, Gungahlin, or the city centre

The Numbers:

- Build: 1976
- Block: 1111m²
- Living: 139.56m²
- Studio: 29.20m²
- Garage: 38.80m²
- EER: 4.5 stars
- UV: \$539,000 (2023)
- Rates: \$3,064 p.a.
- Land tax (investment only): \$5,167 p.a.