

2/12 Araluen St, Fisher, ACT, 2611

Apartment For Sale

Friday, 6 September 2024



THE
PROPERTY
COLLECTIVE

2/12 Araluen St, Fisher, ACT, 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Apartment



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Best of Both Worlds

Welcome to 2/12 Araluen Street, Fisher - a unique residence that offers the best of both apartment and townhouse living. This meticulously renovated three-bedroom home is designed for comfort and luxury, with a spacious open-plan kitchen, dining, and lounge area that flows effortlessly onto a balcony with stunning treetop and hill views. The ducted reverse cycle air conditioning throughout ensures year-round comfort, while the freshly painted interiors provide a pristine canvas ready for your personal touch.

One of the standout features of this home is its private backyard - a rarity in apartment living. This well-designed outdoor space includes a lush lawn and an entertainment area, perfect for kids, pets, or hosting gatherings with family and friends. The two-storey layout, complete with a European-style laundry and a convenient powder room, adds to the ease of living, making it a perfect choice for those seeking a low-maintenance yet stylish home.

Located in a quiet pocket of Fisher, this property offers the tranquillity of suburban living with the convenience of urban amenities. You're just steps away from the Fisher shops, with Cooleman Court, public transport, Woden Town Centre, and several schools all within easy reach. Whether you're heading out for a day of shopping or exploring the nearby parks and trails, you'll love the lifestyle this location offers.

With all three bedrooms well-proportioned and featuring built-in robes, there's ample space for the whole family. The meticulous renovations, combined with the home's unique design and superb location, make 2/12 Araluen a standout in the market. Move-in ready and brimming with modern features, this home offers an exceptional opportunity for those looking to secure a truly special property in the heart of Weston Creek.

The Perks:

- Townhouse style apartment with 3 bed, 1 bath, 1 carport
- Unique design with living areas upstairs and secure access to a large private backyard
- Kitchen with stone benchtops, electric cooktop, oven, dishwasher, breakfast bar and ample bench and storage space
- Large bedrooms all with built-in robes
- Double glazed windows
- Ducted reverse cycle air-conditioning system
- Full size internal laundry
- Freshly painted
- Dedicated carport plus storage room
- Ample visitor car parking
- Next door to Fisher shops, steps away from the vibrant Cooleman Court shopping centre and public transport, shops, cafes, restaurants, and the Woden Town Centre just minutes away

The Numbers:

- Internal living: 97m²
- Courtyard: 76m²
- Carport: 20m²
- Balcony: 5m²
- Build year: 1977
- EER: 6 stars
- Rates: \$2,367 per annum
- Strata: \$3,405 per annum
- Rental estimate: \$580 - \$610 per week