

# 3 Wynn Street, Fraser, ACT, 2615



## House For Sale

Tuesday, 3 September 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Modern Comfort in a Serene Setting!

Auction Location: On Site

Welcome to 3 Wynn Street, Fraser i½ a stunning 4-bedroom, 2-bathroom family home set on an expansive 1137sqm block. This beautifully maintained property offers a perfect blend of comfort, space, and convenience, making it the ideal choice for those seeking a serene lifestyle in a prime location.

As you approach the property, you are greeted by a charming courtyard adorned with a mature camellia, creating a delightful first impression. Inside, the large, sunny lounge area is both spacious and inviting, thanks to the full-height windows that open directly onto an expansive 40sqm north-west facing deck. This ensures stunning views and an abundance of natural light.

The generously sized main bedroom provides a private retreat, featuring a brand-new ensuite and a walk-in robe. The three additional bedrooms all come with built-in robes for added convenience. The main bathroom is thoughtfully designed with functionality in mind, offering ample space for the entire family to get ready in the morning.

Downstairs, a versatile lounge area awaits, perfect for use as a rumpus room, study, or dedicated space for the kids. Parking and storage are no issue, with a double garage offering internal access, an additional carport, and a workstation within the garage.

The unique layout of the house allows for endless fun, with kids able to run or ride in circles around the home. The outdoor space is truly impressive, with large, landscaped gardens offering a beautiful and tranquil setting. Privacy is paramount, with ample space between neighbours providing a peaceful and secluded living experience.

3 Wynn Street is perfectly located within proximity to the well-respected Fraser Primary School, the local Fraser shops and Mount Rogers, which offers off-lead dog walking trails perfect to explore the gum tree rich environment of Fraser! Don't miss this rare opportunity to own a spacious and beautifully appointed family home in the heart of Fraser!

### Key Features:

- 4-bedroom, 2 bathrooms
- Expansive 1137 sqm block
- Large sunny lounge area
- Full height windows connecting the lounge area and deck
- 40sqm north-west facing deck
- Ducted gas heating & ducted evaporative cooling
- Segregated main bedroom which features a brand new ensuite and walk in robe
- Separate lounge area downstairs perfect to be used as a rumpus room, study or kids retreat
- Double garage with internal access and an additional carport
- Proximity to the respected Fraser Primary School and Mount Rodgers

Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.