

# 33 Daley Crescent, Fraser, ACT 2615

## House For Sale

Thursday, 21 March 2024



33 Daley Crescent, Fraser, ACT 2615

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1128 m2**

**Type: House**



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## Auction 19/04/2024

Perched upon a 1128m<sup>2</sup> RZ2 block and making the most of stunning grounds and undulating mountain views, this expansive family home is bursting with features that will delight the largest of families. If you're seeking versatility, serenity and opportunity, this 4 bedroom home has it all, with formal and informal living rooms, three bathrooms and a double garage under roofline. Saunter down the driveway and paths and revel in the verdant gardens rich in deciduous and evergreen plantings. Once inside enjoy stepping into a home of bold colours and retro patterns and materials. The home exudes the unmistakable charm of a bygone era with original features fused with fresh paint throughout and exceptional, original carpets and window furnishings. The kitchen truly is the heart of the home with its centralised position, including a large breakfast bar, gas and electric cooking appliances and abundance of cabinets and draws. A large sunken lounge, generous family room and rumpus together with a bar, sunroom, sparoom and elevated balcony ensure space for everyone achieved in all seasons. The segregated master bedroom includes a large walk-in robe and own bathroom. The remaining bedrooms included built in robes. Mornings are a welcome treat when you can enjoy a coffee, scroll your digital device or take in the paper on the balcony, patio or terrace admiring the tranquility of the established gardens. The double garage provides remote internal access and is conveniently positioned aside the third bathroom and plethora of under stair storage. Don't miss the opportunity to make this peaceful haven your forever home. Experience the joys of quiet living in a beautifully appointed residence that captures the essence of relaxation. Contact Lisa Silberberg on 0416 227 666 to schedule a viewing and step into your new life of tranquility

The Perks: • 4 bedrooms + study with built in robes • Mastersuite with ensuite and full robes • Extra long double garage allowing for workshop space • Combination cork and parquetry flooring and carpet throughout • Reverse cycle air conditioning + ceiling fans • Gas heating • Ducted vacuum • Lounge, dining, family + rumpus, sunroom, spa room • Galley kitchen overlooking treetops and mountains • Full pantry, overhead storage, large breakfast bar • Gas cooktop, electric oven and dishwasher • Under stair store and multiple linen closets • Cultivated vegetable gardens with automated sprinklers • Solar system + solar hot water • Rainwater tanks with pump • Surrounded by quality homes • Close to schools and transport • Easy access to main arterial roads

The Numbers: • House 244m<sup>2</sup> • Garage 68m<sup>2</sup> • RZ2 Block 1128m<sup>2</sup> • Land Tax: \$6785 per annum approx (if rented) • Rates: \$3817 per annum approx