

# 37 Clermont Street, Fisher, ACT 2611



## House For Sale

Saturday, 29 June 2024

37 Clermont Street, Fisher, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1050 m2**

**Type: House**



Obi Shadmaan

0423980763

## Auction 20/07/2024

Step into this beautifully renovated home where natural light floods through large windows, highlighting the solid ash floors and contemporary updates. The layout includes a spacious family/meals room and a separate second living area, providing ample space for both relaxation and entertaining. This expansive 4-bedroom, 2-bathroom house suits modern family living, set on a generous 1,050m<sup>2</sup> block. The heart of the home is the stunning renovated kitchen, featuring Caesarstone benchtops, stainless steel appliances, gas cooking, a dishwasher, and a large butler's pantry. Designed for both functionality and style, it's perfect for creating culinary delights and gathering with loved ones. All bedrooms are well-appointed with built-in robes, while the master bedroom boasts a large walk-through robe and a spacious ensuite with a spa bath. The main bathroom has a separate bath and shower, and modern fixtures. Outside, enjoy a large entertaining deck overlooking the expansive backyard with a charming cubby house, providing plenty of space for outdoor activities and relaxation. Located just 4 minutes' drive to Waramanga Shops, 10 minutes to Woden Town Centre, and 16 minutes to Canberra City, with convenient access to Canberra Hospital and quality public and private schools, this home offers a convenient lifestyle.

**The Perks:**

- 1,050m<sup>2</sup> corner block with a spacious backyard, large deck for entertaining and a cubby house
- Extended and renovated family home with internal living area of approximately 158m<sup>2</sup>, re-painted approximately a year ago
- East facing aspect, maximising natural light, ducted gas heating and evaporative cooling for comfort
- Large family/meals room and separate second living area, custom built-in joinery
- Renovated kitchen with large butler's pantry, Caesarstone benchtops, stainless steel appliances, and gas cooking
- All bedrooms with built-in robes, master bedroom with walk-through robe and spa ensuite
- Updated main bathroom with separate bath and shower, and modern fixtures, renovated European-style laundry
- Solid Ash timber floors, roman blinds, feature pendant lights, LED downlight, two bedroom fans, and wall sconces
- Exterior freshly repainted, loads of off-street parking, Colorbond fences, raised vegetable patches, and garden shed

**The Numbers:**

- Living Size: 158m<sup>2</sup>
- Land Size: 1,050m<sup>2</sup>
- Unimproved Value: \$649,000 (2023)
- Rates: \$3,515
- Land tax (investors): \$6,133
- Rental estimate: \$760 - \$780 per week
- Year of construction: 1970
- EER: 3 stars