

**37 Maranboy Street, Fisher, ACT, 2611**



**House For Sale**

Thursday, 12 September 2024

37 Maranboy Street, Fisher, ACT, 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Position and potential, with perfect lifestyle prospects.**

Offering an exceptional opportunity to enter a tightly held neighbourhood, this well presented four bedroom family home located on a 739m<sup>2</sup> (approx.) block, enjoys great street appeal and a pleasant outlook, whilst combining generous dimensions, perfect for growing families looking to stamp their mark in the Weston Creek community.

Entering the home, and sitting perfectly alongside the entry foyer, you are absorbed by the living area enhanced by a sunny aspect flooding the home with natural light for your comfortable down-time. A dining room comes next then expands into an adjacent versatile fourth bedroom or study for hobbies or creative projects. A meals area is then accompanied by the kitchen space that continues to perform with family friendly efficiency. Quality appointments adorn this area including laminate preparation spaces, a breakfast bar, generous storage space, and appliances including an electric Eurokera stove, Fisher & Paykel oven and dishwasher.

Three sleeping quarters are tucked away off the main hallway, all with built-in robes, and a master that includes an ensuite. The centralised bathroom incorporates a corner shower, bath with separate toilet and generous storage. Located behind the kitchen is the semi-external laundry and additional toilet and storage.

The formal shape of the block adds easiness of usability, and the secure backyard offers plenty of room for kids and/or pets to run off their energy in safe haven and the perfect outdoor space for entertaining guests or simply enjoying some outdoor relaxation.

The long driveway provides access to the brick double garage, while the additional space and verge would be a very suitable home for a trailer, boat or caravan.

Well-presented and enhanced by ducted gas heating and evaporative cooling, and a Ventis home ventilation system, this family home on a magnificent parcel of land offers sought-after comfort and exceptional scope with unparalleled options close to Fisher Square with a takeaway, doctor surgery, car servicing and doggy grooming and daycare, the bustling Woden retail-restaurant precinct, primary and private schools, Tuggeranong Parkway, and walking trails.

With properties in this area becoming increasingly popular for both investment and owner occupiers be sure to inspect and plan your purchase now!

EER 1.5

Why this home is solely for you:

- \* Four bedroom family size home in quiet street
- \* Kitchen features electric Eurokera stove, Fisher and Paykel oven and dishwasher
- \* Formal dining off the kitchen with external sliding door to side area
- \* 4th bed/study located off formal dining area
- \* Large bathroom with separate w/c inside bathroom, separate bath/shower
- \* Main bedroom features abundance of storage and a shower/ensuite, no toilet
- \* Large second bedroom, built-ins in both bed two and three
- \* Semi-external laundry and additional toilet

\* Ducted gas heating, evaporative cooling and a Ventis home ventilation system

\* Ceiling fan in the large lounge room

\* Freestanding brick double garage with storage options in rafters

\* Brick BBQ area located in the secure and established back garden

\* House size (approx.) - 157.30m<sup>2</sup>