

5 Pettifer Place, Fraser, ACT 2615

LUTON

House For Sale

Wednesday, 26 June 2024

5 Pettifer Place, Fraser, ACT 2615

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Type: House



Adrian Giampietro
0261763420



Antonio Trajkoski
0405233828

Auction

Two homes on one block! Welcome to 5 Pettifer Place Fraser. Situated in a quiet cul-de-sac street, this expansive and practical home is now available for the next lucky family to enjoy. Showcasing sun-filled living spaces, expansive outdoor entertaining, an approved and separate two bedroom dwelling out the back, modern interiors and so much more. The main residence has been tastefully renovated over the years, with striking hybrid timber flooring, family-sized kitchen, timber deck and updated bathrooms. The grand 1077m² block has manicured gardens, an array of fruit trees, colourful flowers, native Australian shrubs and trees, lush grassed areas, privacy at both front and rear, plus double garage with wide side-access. A two-bedroom dwelling occupies the back left corner of the yard, with separate bathroom and laundry, functional kitchen and living area and two well-sized bedrooms. Access to the flat is easy through the side of the main residence, if you were to lease the second residence. Homes like this are very difficult to find, with the perfect blend of outdoor and indoor spaces, flexible living for families of all sizes with the added bonus of storage, vehicle spaces and entertaining. For more information please contact Adrian or Antonio today. Features:- Brand new carpet- Freshly painted throughout- Brand new block-out roller shutters- Recently renovated and extended kitchen- Separate living areas- Huge 1077m² block- Quiet cul-de-sac location- Oversized double garage/workspace- Separate two-bedroom self-contained dwelling (ideal for teenagers, guests or rent). - Stunning, private and well-maintained gardens with fruit trees, mature plants/flowers and shrubs.- Recently renovated kitchen- 900mm Ariston gas cooktop- 900mm Ariston oven- Smeg external range hood- Fisher & Paykel twin drawer dishwasher- Soft close joinery- Stone bench tops- Updated laminate flooring through out sunroom and kitchen- Hybrid timber flooring through lounge and dining- Wood fireplace in lounge room, two years old- Evaporative cooling- Ducted in floor gas heating- LED lighting throughout interior and exterior- Security cameras- Google Home smoke detectors- Ceiling fans throughout- Huge timber deck and covered entertaining area built 2015 - Separate oversized double garage with workspace

Second Residence:- Full self contained, separate dwelling- Freshly painted interior and exterior- Two bedrooms- Great sized kitchen- Bathroom and laundry separate- Open-planned living- Privacy- Split-system heating and cooling- Easy access to residence through gated access- EER: 5.0

Rear/front yards:- Manicured grassed areas- Multiple flowering roses, iris's and many more - Massive timber deck and pergola - Fire pit space- Bay tree- Plum tree- Apple tree- Kaffir lime tree- Herb garden- Freshly mulched and landscaped front and rear yards- Large, gravelled area out front, ideal for trucks, caravan, trailers etc- Wide side access to double garage through gates- Australian natives at front for added privacy and low maintenance- All in ground irrigation system front and back - Block size: 1077m² - Main residence living size: 165m² (approx.)- Second residence size: 52m² (approx.)- Garage size: 42m² (approx.)- Rates: \$2,884 per annum - Land Tax: \$4,753 (if used for investment) per annum- Combined Rental Estimate: \$1100 per week (approx.)