

8 Gulgong Place, Fisher, ACT, 2611

LUTON

House For Sale

Thursday, 5 September 2024

8 Gulgong Place, Fisher, ACT, 2611

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Justine Burke

Allow Your Dreams to Become a Reality

Unlike any other, 8 Gulgong Place is a home that will have you falling in love from the moment you arrive. From the warm, welcome tones to the stunning finishes and lush gardens, every inch of this home is impressive.

Positioned in a peaceful cul-de-sac with mature gardens providing wonderful privacy, this sun drenched and chic family home offers a contemporary design with free flowing interiors. The open lounge and dining area is a welcoming space ideal for enjoying indoor/outdoor living, with a sunny outdoor seating area located just outside the dining space. There is also a paved outdoor entertaining area at the rear of the home, with a feature open fireplace that makes for a delightfully inviting space, throughout the seasons.

The renovated kitchen is centrally located ensuring that everyday family living plus entertaining is a breeze. Stone benchtops, a gas stove, good storage space and neutral tones add to the appeal.

Offering versatility, the fourth bedroom sits on the lower level and easily lends itself to use as an additional living space, study or guest bedroom, with access to the downstairs powder room. The three other bedrooms are upstairs, each with a leafy outlook and near the updated main bathroom.

The enclosed backyard surrounds the beautiful entertaining area and combined with the wonderful Weston Creek location with local schools and shops within walking distance, make this a home that any family would be lucky to call home.

Features:

- Quiet cul-de-sac location with a park at the end
- Walking distance to schools and shops
- Stunning established gardens
- Updated family home with a versatile layout
- Light-filled interiors
- Open-plan living with new modern flooring
- Renovated kitchen and laundry
- Downstairs bedroom/study/living room
- Downstairs powder room
- Three bedrooms upstairs with plantation shutters, two with built-in wardrobes
- Freshly painted throughout
- Ducted gas heating downstairs, Nobo panel heaters upstairs
- Evaporative cooling throughout
- Double glazing to some windows
- Outdoor sitting area with built-in seating
- Paved entertaining area with open fireplace
- Secure backyard with glasshouse and vegetable patch
- Automatic irrigation system
- Double garage
- Rental appraisal of \$725 to \$775 per week

EER: 1.5

Land Size: 714m²

Living Size: 141m² (approx.)

Garage Size: 39m² (approx.)

Land Rates: \$3,415 p.a (approx.)

Land Value: \$625,000 (approx.)