

81 Bingley Crescent, Fraser, ACT 2615

House For Sale

Sunday, 23 June 2024



81 Bingley Crescent, Fraser, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 905 m2

Type: House



Jake Battenally
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Robert Nepomuceno
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Auction 11/07/2024

Welcome to 81 Bingley Crescent, Fraser, a charming family home offering a perfect blend of comfort, convenience, and style. Step into the inviting kitchen, equipped with electric cooking and a dishwasher, ideal for all your culinary adventures. The home boasts multiple living areas, including a separate lounge and family room, perfect for both relaxation and entertaining. The master bedroom is a true retreat, featuring a walk-in robe and a private ensuite, while three additional bedrooms offer built-in robes, ensuring ample storage space for the entire family. The main bathroom includes a separate bath and shower, catering to all your family's needs. Step outside onto the rear deck and soak in the beautifully established gardens that create a serene outdoor oasis. The fully fenced yard with side gate access provides a secure space for children and pets to play freely. Enjoy year-round comfort with ducted gas heating and evaporative cooling, complemented by an electric fireplace for cosy winter nights. Practical features abound with a laundry room, a carport with a workshop, and the convenience of public transport right outside your door. Nature lovers will appreciate the proximity to Mt Rogers Reserve and its picturesque walking trails. Local schools, shops, and playgrounds are also within easy reach, making this location ideal for families. Don't miss the opportunity to make 81 Bingley Crescent your new home, where every detail is designed for comfortable and stylish living. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 11TH JULY - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: Renovated kitchen with electric cooking and dishwasher Separate lounge and family room Laundry room Master bedroom with walk-in robe and ensuite 3 additional bedrooms with built-in robes Updated main bathroom with separate bath and shower Ducted gas heating and evaporative cooling Electric fireplace installed Rear deck Multiple living areas Beautifully established gardens Fully fenced yard with side gate access Separate office Carport with workshop Public transport right outside Close to Mt Rogers Reserve and walking trails, local schools, shops and playgrounds

Stats: Build: 1976 Block: 905sqm Living: 175sqm Carport/workshop: 42sqm EER: 1.0 UV: \$539,000 Rates: \$3,064 Land Tax: \$5,167

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.