## 111 Bingley Crescent, Fraser, ACT, 2615



## **House For Sale**

Friday, 20 December 2024

## 111 Bingley Crescent, Fraser, ACT, 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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## Spacious Family Living on a Large 1092sqm Block

Nestled in the sought-after suburb of Fraser, 111 Bingley Crescent offers an exceptional opportunity for families seeking space, style, and comfort. Set on a generous 1092sqm block, this beautiful 4-bedroom, 2-bathroom home provides an ideal blend of modern living and outdoor enjoyment. With 187sqm of living space, plus an additional 83sqm of covered parking options, there's no shortage of room for family activities, hobbies, or entertaining.

As you step inside, you'll immediately appreciate the beautifully renovated kitchen-sleek, functional, and designed to cater to the needs of a busy family. It's fully equipped with quality appliances, ample storage, and plenty of bench space, making it the perfect hub for cooking, dining, and socialising. The open-plan design seamlessly connects the kitchen to the living and dining areas, creating a spacious and welcoming atmosphere.

The home features 4 generously sized bedrooms, all with built-in storage, ensuring there's plenty of space for everyone. The two modern bathrooms have been tastefully designed with quality finishes, offering comfort and convenience for the whole family. For year-round comfort, the home is equipped with reverse cycle heating and cooling, keeping you cosy in winter and cool in summer.

Outside, you'll find even more to love. The property boasts an impressive 83sqm of covered parking space, including a double drive way and a circular driveway ensuring there is room for additional vehicles, caravans, boats or whatever your heart desires. The oversized front veranda provides a perfect spot to relax and enjoy the surrounding views, while the covered pergola at the rear is ideal for outdoor dining, barbecues, or unwinding in the fresh air.

This home is perfectly positioned for convenience, with Fraser Primary School just a short stroll away, making the school run a breeze. You'll also enjoy easy access to local parks, shops, and public transport, while still being surrounded by nature and the peaceful ambience of this family-friendly neighbourhood.

Set on a large 1092sqm block, this property offers exceptional space both inside and out, with plenty of room for kids to play, pets to roam. Whether you're hosting a family gathering in the backyard or relaxing in the comfort of your stylish home, 111 Bingley Crescent is the perfect place to create lasting memories.

Don't miss your chance to secure this wonderful home and experience all that this remarkable property has to offer.

Features include:

- 4 Bedrooms with built-in storage
- 2 Modern Bathrooms with quality finishes
- 187sqm of Living Space plus 83sqm of Covered Parking
- Double garage + carports on each side of the house
- Renovated Kitchen with premium appliances, sleek cabinetry, and ample bench space
- Beautifully landscaped rear yard
- Open-plan Living & Dining Areas for relaxed family living
- Tiled flooring throughout
- Ceiling fans throughout
- Oversized family room
- Brand New Reverse Cycle Heating and Cooling for year-round comfort
- New roofing to the property
- Three Phase Power
- Oversized Front Veranda

- Covered Pergola at the rear with BBQ area, ceiling fans & spa bath
- Close to Fraser Primary School
- Easy Access to Local Parks, Shops, and Public Transport
- Circular Driveway offering ample off-street parking for multiple vehicles, trailers, or a boat
- 1092sqm Block
- Residence: 187 m2
- Garage: 53 m2
- Carport: 30 m2
- EER 2.5
- Rates: \$3,431.91 per annum
- Land Tax: \$6,495.00 per annum

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.