

**17 Lind Close, Fraser, ACT, 2615**



**House For Sale**

Friday, 20 December 2024

17 Lind Close, Fraser, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Your Ideal Family Home in Fraser

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The first open home will be scheduled for Saturday, 11th January 2025, the exact time will be uploaded on the 7th of January.

Nestled in the highly sought-after suburb of Fraser, 17 Lind Close offers the perfect blend of comfort, space, and convenience for family living. Just a short stroll from the popular Fraser Primary School, this home is ideally located for families looking to enjoy a peaceful, community-focused neighborhood while staying close to essential amenities. Imagine the ease of having your children walk to school, making mornings simpler and stress-free.

This north facing home features four generously sized bedrooms, including a master suite with a private ensuite for added convenience and privacy. The additional bedrooms are well-proportioned, 2 of which have built in robes, they are serviced by the main bathroom with separate toilet. Plus, with the convenience of ducted gas heating and evaporative cooling, the home is well-equipped to keep you comfortable year-round, no matter the season.

With two spacious living areas, this property provides plenty of room for both relaxation and entertaining. Whether you're enjoying family movie nights in the lounge or hosting friends for dinner in the second living area, the home flows seamlessly for modern living. The centrally located kitchen is well-equipped and overlooks the living spaces, making it easy to stay connected while preparing meals.

Set on an expansive 1164sqm block, this home offers abundant outdoor space for children to play, pets to roam. If you like to entertain, you will be impressed by the large covered pergola at the rear, perfect for a family BBQ or hosting friends. There is an enormous amount of yard space that gives you the flexibility to make it into whatever your heart desires. Also, with the home backing onto greenspace, you can either view or it's only a short uninterrupted stroll up to the popular Mt Rogers. An ideal location for wildlife lovers with friendly birds & echidnas passing through the area.

This prime location, combined with the spacious layout and modern comforts, makes 17 Lind Close a fantastic opportunity for families living in Fraser. Surrounded by wildlife & nature, close to local parks, public transport, and a range of amenities, this home offers everything you need. Don't miss your chance to secure this exceptional family home in one of the region's most desirable neighborhoods!

### Key Features:

- Four spacious bedrooms with built-in robes, including a master with ensuite
- Freshly painted throughout, creating a bright and welcoming atmosphere
- Two large living areas, perfect for family living and entertaining
- Centrally located kitchen with ample bench space
- Ducted gas heating and evaporative cooling for year-round comfort
- Kitchen/Dining featuring a reverse cycle air conditioning unit
- 4.0 EER Rating due to Insulated Ceiling & Walls, Solar Panels & Solar Hot Water
- Set on a generous 1164sqm block with plenty of outdoor space
- Covered rear pergola with access from the kitchen & dining
- Side access
- Partially carpeted tandem double garage featuring ducted cooling
- Backing onto reserve
- Large backyard offering endless possibilities to personalize
- Inground sprinkler system to front & back yards
- Pet doors with access to pet yard installed
- New gutters (Installed September 2024)
- Roof restoration completed in 2024
- Alarm system installed

- Opportunity available to purchase furniture within the home
- Family-friendly neighborhood with a welcoming community atmosphere
- Prime location just a short walk to Fraser Primary School
- Close to public transport, parks, and local amenities

- Block: 1164m<sup>2</sup>
- Living: 161m<sup>2</sup>
- Built: 1977
- Rates:\$3,195.22
- Land Tax: \$5,900.40

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.