

**31 Pandanus Street, Fisher, ACT, 2611**



**House For Sale**

Thursday, 16 January 2025

31 Pandanus Street, Fisher, ACT, 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Charming Family Home in a Friendly Neighborhood

Step into this beloved family home, originally built in the 1970s, radiating warmth and character. Perfectly suited for families of all sizes, this property offers a welcoming environment in a peaceful and friendly location.

The large, light-filled formal lounge room is perfect for creating cherished family moments, while the open-plan dining and kitchen area encourages quality time together. The kitchen is well-equipped with a gas cooktop, an electric oven, and an Ariston dishwasher, making meal preparation a breeze.

The master bedroom is a tranquil retreat, featuring an ensuite and a spacious built-in robe. Three additional bedrooms provide ample space for the family, with two offering built-in robes. The family bathroom is designed with practicality in mind, complete with a bath, shower, and a separate toilet to accommodate busy mornings.

Outside, you'll find beautifully manicured and well-maintained gardens-ideal for kids to play or for hosting weekend gatherings. The secure double garage adds convenience and peace of mind.

This family-owned home has been lovingly cared for and is ready for its next chapter. A true haven for families looking to grow and thrive in a supportive community.

Don't miss this opportunity to make this house your forever home!

### Property Features Include:

- Large light formal lounge
- Open plan dining and kitchen
- Kitchen includes gas cooktop, electric oven
- Master bedroom includes ensuite and large built in robe
- Three additional bedrooms, two fitted with built in robes
- Bathroom fitted with all the family essentials, bath, shower and separate toilet
- Full sized laundry with internal and external access
- Manicured and maintained gardens
- Split system installed, ducted gas heating
- Secure single garage
- Built: 1971
- EER: 1.0
- Living: 133.19sqm
- Garage: 26.81sqm
- Block: 1,045sqm
- Rates: \$3,925pa
- Land Tax: \$7,009pa (Investors only)
- UV: \$740,000 (2024)

### Close Proximity To:

- Cooleman Court
- Canberra Hospital
- Westfield Woden
- Arawang Primary School
- St John Vianney's Primary School
- Mount Stromlo High School
- Mount Taylor Nature Reserve
- Arterial Roads, parks and sporting ovals

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.