

33 Kalgoorlie Cres, Fisher, ACT, 2611



House For Sale

Monday, 23 December 2024

33 Kalgoorlie Cres, Fisher, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Family Favourite in Fisher

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.

From the outset this home is set to impress, and the immaculate renovations found throughout have been thoughtfully designed to relax and reward. Positioned on what feels like a sprawling corner position, superb landscaped gardens and luscious green lawns screen the entry. Restored original hardwood floors sweep through the 146m² floorplan with a light and spacious living room positioned towards the front. The dining room acts as the link between the living and the renovated kitchen, a considered layout fitted with ample bench and storage space plus high quality appliances.

Originally, the home's design only provided one bathroom, but a carefully considered renovation has crafted a more contemporary layout and includes an incredible ensuite to the master. All wet areas now feature full height tiling with modern fixtures and fittings, and in short, are a stunning enhancement to the home's appeal. Plush new carpets adorn the bedrooms, with all but one offering built in wardrobes.

The secure rear yard includes a spa, ideal for taking the edge off a summer's day or relaxing in its warmth during the winter months. The double carport has a large lockable storeroom behind whilst being easily accessed via automatic gates from the street. Located just moments from the Fisher shops, Arawang Primary and Mount Stromlo High School this superb property is just perfect to call home.

Property Features Include:

- Modern updates and renovations throughout
- Light filled living areas toward one side of the house
- Open plan dining and kitchen
- Kitchen fitted with ample storage space, electric oven, electric stove top and dishwasher
- Master suite fitted with an ensuite
- Three additional generous sized bedrooms
- Established and maintained surrounding gardens
- Paved entertaining area
- Ducted heating and cooling
- Double carport with additional storage and off street parking
- Rates: \$3,693.25pa
- Land tax: \$7,152.80pa (Investors Only)
- UV: \$592,000 (2024)
- Living: 146.56sqm
- Carport: 48sqm
- Block: 822sqm
- EER: 1.5
- Built: 1970

Close Proximity to:

- Arawang Primary School
- St John Vianney's Primary School
- Mount Stromlo High School
- Cooleman Court
- Westfield Woden
- Canberra City
- Local playgrounds and sporting facilities
- Arterial roads, bike and walking paths
- Mount Taylor & Cooleman Ridge Nature Reserves

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.