

4 Woodger Pl, Fraser, ACT, 2615



House For Sale

Friday, 15 November 2024

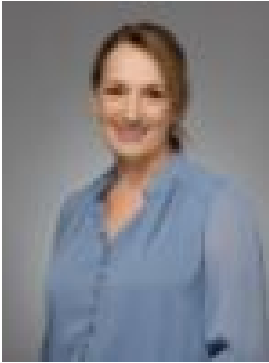
4 Woodger Pl, Fraser, ACT, 2615

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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Charming 1970s Home with Studio, Scenic Views & Outdoor Retreat

Nestled in the serene enclave of a quiet cul-de-sac, 4 Woodger Place, Fraser embodies timeless 1970s architecture, complete with a distinctive flat roof and exposed beams that highlight its character. This spacious, 5-bedroom, family home offers an inviting blend of vintage charm and modern functionality.

This home offers flexible living spaces, with a warm and inviting lounge room for cozy evenings, complemented by a modern kitchen that opens into the family area perfect for daily living. The sunroom, featuring floor-to-ceiling louver windows, is an ideal spot for sunny winter days and seamlessly flows onto a large deck, where you can take in the panoramic views.

The gardens are low maintenance featuring native Australian plants that seamlessly meld into the surrounds, whilst the private backyard is an ideal space for the kids to enjoy running around all day and night. The built-in fire-pit will be a favourite spot for cooking S'mores together. The outdoor spaces are designed for connection with nature and relaxation, making this property a true retreat.

A separate studio at the back, equipped with its own heating and cooling, presents endless possibilities as a man cave, art space, home office, or a cool hangout spot for teens.

Backing directly onto Mount Rogers Reserve, this home not only offers a picturesque backdrop but also provides direct gate access to scenic walking trails and a peaceful natural escape just steps away.

Experience the perfect balance of classic design and nature-oriented living in this one-of-a-kind home.

FEATURES:

- Kitchen with electric cooking
- Main bedroom with walk-in robe and ensuite
- Three bedrooms with built-in robes
- Fifth bedroom ideal as a home office
- Studio attached to carport with split system
- Sunroom with louvre windows and views
- Entertaining deck with retractable awning
- Ducted reverse-cycle heating cooling
- Double carport with storage room
- Additional parking spaces
- Beautiful Native Australian gardens
- Built-in fire pit and direct access to Mount Rogers
- Located in a quiet cul-de-sac

PROXIMITY:

- 140metres walk to public transport links
- 1km walk to Fraser Primary School
- 1.2km walk to Spence shops

STATISTICS:

- Living size: 194.3m²
- Studio size: 19m²
- Land size: 1318m²

Year built: 1976

Rates: \$4,088.69 (approx)

Land tax: \$8,132.40 (approx)

UV: \$671,000