

1/25 Nott Street, Fraser, ACT, 2615



Townhouse For Sale

Thursday, 16 January 2025

1/25 Nott Street, Fraser, ACT, 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 121 m2

Type: Townhouse



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Radiant and Roomy: Your Perfect Sunlit Haven

This lovely home offers the perfect balance of space and flexibility, providing a great opportunity to move in and personalize. The light-filled, welcoming open-plan living areas and three generously sized bedrooms instantly make an impression.

The heart of the home is the open plan kitchen and living area, designed for family living and entertaining. The modern kitchen has ample bench space & storage along with premium appliances. The sun-filled lounge area is the perfect area to relax & unwind. Expansive windows fill the space with natural light, creating a bright and welcoming ambiance all day long.

Each of the three bedrooms is fitted with built-in robes, while the master suite boasts a private ensuite and a lovely view of the beautifully maintained gardens. The main bathroom offers dual access from the hallway & Bedroom 3, and includes a bathtub for ultimate relaxation.

Enjoy your own private oasis as you make the transition from indoor living to expansive outdoor split level deck that flows onto the private, low-maintenance backyard offering serene setting for relaxation. Making it the perfect space for those who desire a peaceful outdoor space without the hassle of ongoing upkeep. You can spend your time on the deck enjoying a cup of tea or relax in the veggie garden, taking in the peaceful surroundings.

This location is truly outstanding - outdoor enthusiasts will be delighted with the easy access to vast parklands, ovals, and the renowned Mount Rogers Nature Reserve. Fraser Primary School is within walking distance, and for everything else, a quick drive or bus ride will take you to popular shopping centres, with the Belconnen Town Centre just 10 minutes away.

Features:

- Situated in a quiet, private block of only three townhouses
- Three spacious bedrooms all with built-in robes, including a master with modern en-suite
- Open plan living, dining & kitchen area, with split levels enhancing the sense of space
- Recessed, modern LED lighting throughout
- Ducted Reverse Cycle Heating & Cooling throughout the home
- Kitchen equipped with Electric Oven, Gas Cooktop & ample storage space
- Double access to main bathroom from hallway & bedroom 3
- Main Bathroom features a Bathtub & separate toilet
- Bedroom 2/Study has extensive built in shelving, perfect for a home office
- Separate Laundry
- Single & Double Glazed windows throughout, with sheer roller and roman blinds, and external street facing blinds providing significant privacy and shade
- Double garage with automatic roller door and private access through the laundry
- Expansive split level rear deck, crafted from merbau
- Outdoor Awnings above rear deck
- Solar Panel - double system with 5.94kw system installed in 2020, and 1.94kw system installed in 2011
- Low maintenance garden with established veggie garden and fruit trees
- Close to multiple playgrounds, public transport, local schools and local shops including a supermarket, doctor, and vet

Stats:

- EER: 5.5
- Built: 2010
- Living: 121m²
- Garage: 36m²
- Rates: \$565.05 pq
- Land Tax: \$805 pq

- Body Corporate: \$687 pq

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.