43 NOTT STREET, FRASER, ACT, 2615









SOLD

CHARMING & SPACIOUS FAMILY HOME!

** This property will go to auction on 3rd April @ 6pm if not sold prior **

Positioned on the high side of the street, in a convenient pocket of Fraser close to schools, shops and walking trails, this refreshed Jennings home will be hard to pass up!

The sunroom upon entry is a cosy and peaceful nook to take in the natural surroundings while enjoying a morning coffee. Generous window frontage, capturing the northerly aspect, fills the living areas with light and compliments the warmth of the polished bamboo floors.

If you're looking for storage and bench space, the updated kitchen will provide all that and more - completed with timber laminate benches, induction cooktop and dishwasher - it's bound to be a cook pleaser!

Energy conscious buyers will love the attention to detail here, with 15 solar panels, Ventis passive heating/cooling system, Magnetite double glazing and honeycomb blinds all adding to the energy efficiency of the home.

The rear garden is deceptively large, adorned with an array of mature fruit trees and established shrubs. Enjoying family barbecues under the pergola while the kids play hide and seek in the yard will be a delight for years to come!

Key Features:
• 157sqm Living + Sunroom
• 1217sqm Block (RZ2 Zoned)
• North-Facing Living Areas
• Large Updated Kitchen w/ Timber Laminate Benches
• Under Bench Oven, Kleenmaid Induction Cooktop, Bosch Dishwasher
• Meals Area Adjacent to Kitchen
• Polished Bamboo Flooring to Living Areas
• Duet Honeycomb Blinds Throughout
• Large Main Bedroom, Walk-Thru Robe & Updated Ensuite
• Updated Main Bathroom w/ Separate Toilet
• Built-Ins to Bedrooms 2 & 3
• Large Laundry

4 BED | 2 BATH | 2 CAR

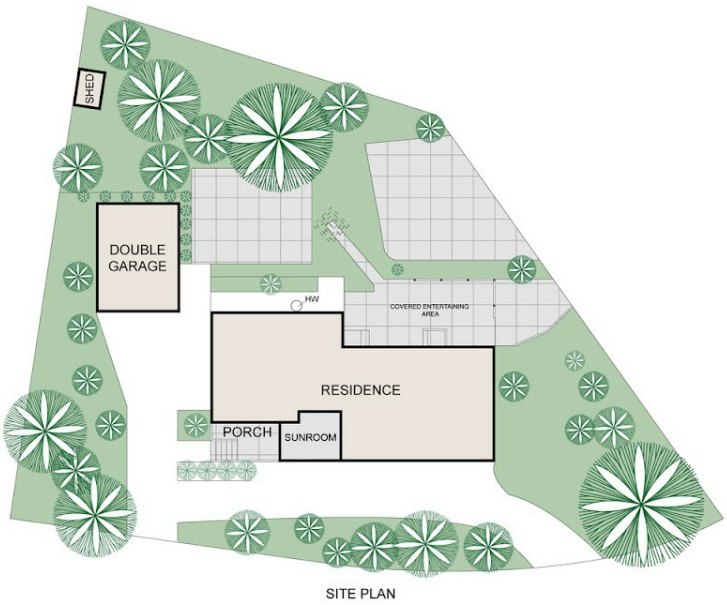
PRICE:
$950,000

OPEN FOR INSPECTION:
N/A



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SITE PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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