



31 Nott Street, Fraser

4  2  1 

Immaculately Presented Large 4-Bedroom Home in Sought-After Fraser

Located on a quiet, family-friendly street in the highly sought-after suburb of Fraser, this spacious and immaculately maintained 4-bedroom home offers comfort, functionality, and room for the whole family - both inside and out!

With generous bedrooms, multiple living areas, and expansive outdoor space perfect for entertaining or storing your caravan/boat, this home ticks all the boxes.

Property Features:

- 4 generously sized bedrooms
- Main bedroom with ensuite and full-wall mirrored robe
- Built-in robes
- Updated main bathroom with separate toilet
- Spacious open-plan living, lounge, and rumpus
- Parents' retreat/study
- Large kitchen with ample bench and cupboard space
- Meals area off the kitchen
- Timber and tiled flooring throughout

FOR RENT

Please Call

AGENTS

Leasing Team

0418 631 503

leasingconsultant@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen

(02) 6251 1477

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Laundry with powder room
- Ducted gas heating & evaporative conditioning
- Outdoor entertaining deck
- Large rear yard
- Single lock-up garage
- Additional secure parking for cars, trailers, boats, or a caravan

12 Month Lease

The property complies with the minimum ceiling insulation standard.

EER Unknown

TO INSPECT THIS PROPERTY

1. You can Register to join an existing inspection or Register to be notified when inspection times are available.
2. Click on the BOOK INSPECTION button and choose your inspection time.
3. If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](https://belconnen.ljhooker.com.au) to Register.
4. If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

PETS: Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

Disclaimer

Information contained herein is gathered from external sources we consider to be reliable.

Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

EER



MORE DETAILS

Property ID	HP0FYF8H
Property Type	House
Including	Study
	Ducted Heating
	Evaporative Cooling
	Deck
	Outdoor Entertaining
	Floorboards
	Built-in-Robes

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Property Investment Manager |
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Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617
belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au