



## Fisher, 2/3 Avoca Place

Is this the best value 3-bedroom ensuite on the market?

Nestled in the heart of Fisher, this charming 3-bedroom, 2-bathroom home presents a fantastic opportunity for first-time buyers. The thoughtfully designed interior exudes comfort and warmth, ensuring a welcoming atmosphere throughout. Enjoy your own private oasis with fenced gardens at both the front and rear of the property.

Conveniently located just a short stroll to the Fisher shops and Arawang Primary School and Mount Stromlo High School, this home offers unmatched convenience. This could be your perfect entry into the real estate market in a highly sought-after suburb.

This apartment is perfect for those with a flair for renovation. Transform this space and make it uniquely yours. For those with a green thumb, the impressive 51sqm enclosed front garden and the additional 108sqm of outdoor space makes for the perfect place for family pets to stretch their legs.

Features include:



**Disclaimer:** 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.



**For Sale**  
\$480,000+

**View**  
[ljhooker.com.au/CFFHQH](https://ljhooker.com.au/CFFHQH)

**Contact**  
**Sally McCallum**  
0410 835 087  
[sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

**Andrew Curren**  
0424 288 717  
[Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

**EER** ★★★★★

**LJ Hooker Tuggeranong**  
(02) 6189 0100

- 3 bedroom, 2 bath, 1 carport
- Split system a/c in the lounge room
- Excellent location in the Weston Creek, short distance from Coleman Court and Woden Plaza.
- Fenced gardens at the front and rear of the apartment
- Designated carport with storage
- Master bedroom with ensuite
- Walking distance to Stromlo High School and Arawang Primary School
- Centrally located with easy access to Tuggeranong Parkway
- Incredible 159m2 of fenced yard

- Living Size: 88m2
- Carport 17m2
- Front Courtyard 51m2
- Back Courtyard 108m2
- Year Built: 1975
- Body Corporate Fees: \$920 per quarter

-EER: 3.5 stars

**Disclaimer:**

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

## More About this Property

<b>Property ID</b>	CFFHQH
<b>Property Type</b>	Apartment
<b>House Size</b>	88 m2
<b>EER</b>	3.5
<b>Including</b>	Ensuite

**Sally McCallum 0410 835 087**

Sales Consultant | [sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

**Andrew Curren 0424 288 717**

Principal / Franchise Owner | [andrew.curren@ljhooker.com.au](mailto:andrew.curren@ljhooker.com.au)

**LJ Hooker Tuggeranong (02) 6189 0100**

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong.ljhooker.com.au](http://tuggeranong.ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)



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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2/3 Avoca Place, Fisher

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