



18 Rosebery Street, Fisher

## Large Fisher Family Home With RZ2 Potential!

Auction Location: On-Site

Highly regarded for its central location and peaceful, family-friendly atmosphere Fisher is rightly considered one of the most desirable parts of Weston Creek. Picturesque Rosebery Street takes pride of place in the suburb and with large family homes on big, established blocks becoming harder and harder to find number 18 is all that and more and is the perfect spot for you and your family to call home.

The beauty of this property is the flexibility the split level and segregated floor plan offers making it perfect for families of all shapes and sizes. The main bedroom and ensuite are adjacent to the lounge room and could really easily be used as a parent's retreat. The remaining four bedrooms are separate from the living areas and at the opposite end of the home is a multi-purpose area that could be set up as a media room or games room —the perfect entertaining spot for the big and little kids in the family!

Further separation is provided with a functional kitchen and separate dining area that opens out to a north facing deck and big backyard that enjoys year-round dappled sunshine through the established

5  2  2 

### AUCTION

Sat 30th May @ 11:30AM

### VIEW

By Appointment

### AGENTS

Andrew Browne

0403 169 259

[andrew.browne@ljhdickson.com.au](mailto:andrew.browne@ljhdickson.com.au)

### AGENCY

LJ Hooker Dickson

(02) 6257 2111

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 **LJ Hooker**

gardens and the remaining four bedrooms

Your investment is future-proofed with the home being so close to local schools, shops, sporting fields and larger shopping centres while the block also has the added benefit of being located in the RZ2 Territory Planning Zone - this property ticks all the boxes whether you're looking for a solid family home, a smart investment or planning future development

Opportunities like this don't come around often! So come along to the next open home and don't miss your chance to secure a versatile property in one of Weston Creek's most highly sought suburbs. For further information or to arrange your private inspection call Andrew on 0403 169 259.

**Features:**

- 942m2 RZ2-zoned block
- North to the rear aspect
- Segregated living areas
- Split level floor plan
- Five large bedrooms
- Separate main with ensuite and walk in robe
- Renovated bathroom with seprate toilet and powder room
- Built in wardrobes in three other bedrooms
- Gas cooktop
- Ducted gas heating
- Light filled living areas
- Large, covered deck
- Great outdoor dining area
- Low maintenance private gardens
- Double garage and large lock-up storage shed
- Continuous gas hot water system
- Phase 3 power
- Walking distance to Fisher Shops,
- Walking distance to Fisher Family Practice
- Walking distance to Arawang Primary School and Stromlo High School
- Short drive to Cooleman Court
- Short drive to Westfield Woden

**MORE DETAILS**

|               |           |
|---------------|-----------|
| Property ID   | 1HKNB9F92 |
| Property Type | House     |
| House Size    | 212 m2    |
| Land Area     | 942 m2    |
| EER           | 2         |

**Andrew Browne 0403 169 259**  
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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.

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