



Fraser, 14 Nott Street

Immaculate Family Home with Endless Potential!

Nestled in a highly sought-after area, this much-loved family home has been meticulously cared for over the past 48 years and is now available for the next lucky owners.

Set on a generous 1063sqm block with RZ2 zoning, this property offers exciting redevelopment potential while still providing a beautifully maintained family home in immaculate condition.

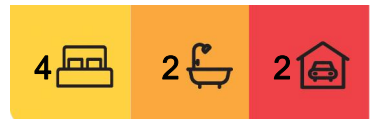
This home is the perfect blend of comfort, style, and future potential, set in an ideal location close to schools, shops, and nature. Whether you're looking to move in and enjoy the space or explore redevelopment possibilities, this property offers endless possibilities.

Key Features:

* Custom Designed Kitchen: Perfectly designed for modern living, featuring premium finishes, ample storage space and gas cooktop.



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
Auction

View
ljhooker.com.au/HP05VF8H

Contact
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LJ Hooker Belconnen
(02) 6251 1477

- * New Built-In Robes: Offering generous storage throughout the spacious bedrooms.
- * Generous Master Bedroom: A large retreat with a modern ensuite for added comfort and convenience.
- * 1063sqm Block with RZ2 Zoning: Offering incredible redevelopment potential (subject to council approval) while maintaining the perfect family home.
- * Established Garden: Professionally landscaped, creating a peaceful and private outdoor space for relaxation and enjoyment.
- * Larger Undercover Entertaining Area: Ideal for gatherings, entertaining, or simply enjoying alfresco dining.
- * Freshly Painted Throughout: Move-in ready with fresh, neutral tones throughout.
- * Elevated Position: Offering stunning views and a light-filled, airy atmosphere.
- * Two 3,500 Litre water tanks
- * Reverse Cycle air conditioner in kitchen family room
- * Ducted Gas Heating throughout
- * Ducted Evaporative cooling throughout
- * New Rheem Stellar, 150 litre gas hot water unit.
- * 4.6KW Solar System with 16 solar panels

Prime Location:

- * Walking Distance to Fraser Primary: Perfect for families with young children.
- * Revamped Fraser Shops: Enjoy local amenities, cafes, and shops just a short stroll away.
- * Close to public transport.
- * Short Drive to Belconnen Town Centre: Easy access to shopping, dining, and entertainment options.
- * Short drive to Kippax and Charnwood Shops.
- * Proximity to Mt Rogers Nature Walks: Ideal for outdoor enthusiasts, with scenic trails and prolific birdlife just a short distance away.

- * Land Size: 1065sqm
- * Living Size: 165sqm
- * Zoning: RZ2
- * Rates: \$3,082 p.a.
- * Land Tax: \$5,205 p.a. (investors only)
- * CUV: \$529,999

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More About this Property

Property ID	HP05VF8H
Property Type	House
House Size	165 m2
Land Area	1065 m2
EER	1.5

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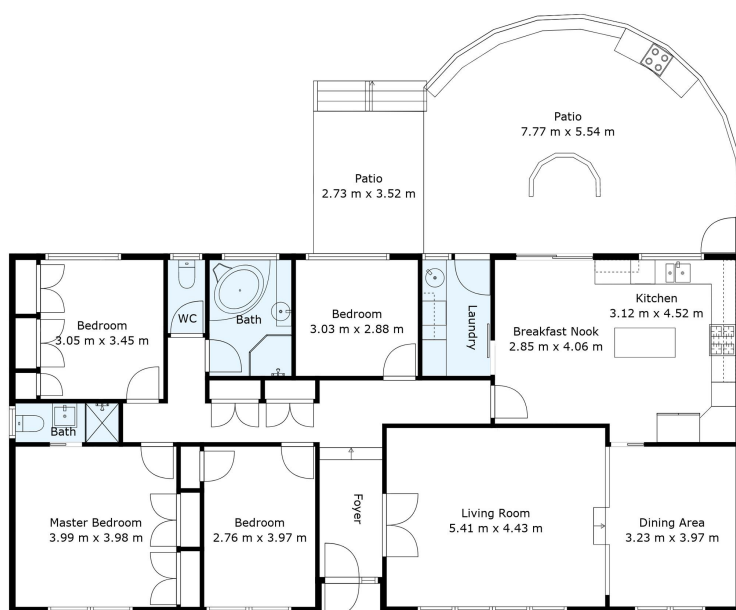
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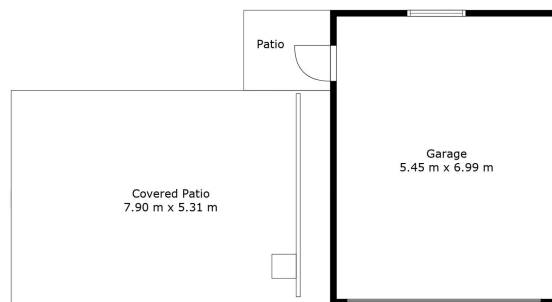


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Floor 1



Floor 2

14 Nott Street, Fraser



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.