



Fraser, 27 Edlington Street

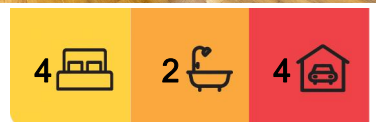
The Essence Of The Perfect Family Home

27 Edlington is something truly special. Since 1995, the owners have loved and cherished every minute they have lived in their family home. Thoughtfully extended in 2010 and further renovated since, they have combined luxury with practicality to create the perfect family sanctuary. Meticulously maintained inside and out, this single level home sits on a large block, nestled in a quiet cul-de-sac, in an established and friendly neighbourhood.

The centre of the home is open plan featuring a contemporary and timeless kitchen with high-end stone benchtops, ample storage with a walk-in pantry, durable polyurethane soft-close cabinetry, and quality appliances which include an induction cooktop, electric oven and integrated dishwasher. The kitchen flows seamlessly into the spacious north facing living and dining area which opens out onto the rear entertaining deck and provides the perfect space for entertaining family and friends. A separate living room is located at the front of the home, which can be used as either a formal living space, fifth bedroom or breakout area for younger or teenage children.



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/1HKM7TF92

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The main bedroom provides a spacious retreat with a sliding door out onto the rear deck, a large walk-in robe, ceiling fan, and a light filled ensuite with waterfall shower head.

Bedrooms two, three, and four are segregated from the main bedroom and include large windows, built-in robes and ceiling fans. The main bathroom features a high-end stone vanity, spa bath and a waterfall shower head.

Throughout the home, quality finishes and upgrades include new LED lighting, fresh paint throughout, premium timber finish vinyl flooring, new carpets in the bedrooms, floor-to-ceiling tiles in the bathrooms and laundry and instant gas hot water. Reverse cycle air conditioning provides year-round comfort to the main living areas.

Outside, the large rear deck overlooks the fully fenced and private gardens, with established trees shading one of two large, grassed areas perfect for children to play. There is plenty of room to establish a vegetable garden or secondary entertaining area. A pergola provides shade and shelter for outdoor entertaining on the deck or enjoying a glass of bubbly as you sit in the spa and watch the sun go down. Recent upgrades to the exterior of the home include new Colorbond fascia covers, guttering, roof capping, and fresh paint to wooden feature panelling.

The home has ample off-street parking, an oversize double garage with internal access and remote-control door which includes drive-through access to the rear. For hobbyists, car enthusiasts, or collectors, there are multiple storage and workshop options which include a separate double garage with power, an additional garden shed also with power and rear carport which provides cover for your caravan. A double carport opening to the backyard is also available to the side of the home for your trailer or additional cars.

Energy rated at 4 stars the property is well insulated and equipped with solar panels which in turn reduces energy costs.

Fraser Primary School and community oval is a short walk across the local reserve. Visit local shops for great coffee and freshly baked bread all only a short walk away. Several walking tracks are close by including part of the Bicentennial National Trail, Mt Rogers, and along Kuringa Dr which is a regular basking spot for the local kangaroos.

The Charnwood shopping centre is a five-minute drive, and both Belconnen and Gungahlin town centres are approximately 12 minutes' drive.

27 Edlington is something truly special. You have nothing left to do but move in and enjoy what it has to offer.

Internal: 177m²

Garage: 46m²

Metal garage: 44m²

Block: 952m²

EER: 4 Stars

Features:

- Extended and fully renovated in 2010



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- Freshly painted throughout
- New carpet in all bedrooms
- Premium timber finish vinyl flooring
- Reverse cycle air conditioning
- Instant gas hot water
- Open plan kitchen, with quality appliances, stone benchtops and polyurethane soft close cabinetry
- Ensuite with floor to ceiling tiles, waterfall shower head
- Spacious main bedroom with walk-in robe & ensuite
- Three additional bedrooms with built-in robes & ceiling fans
- Main bathroom with floor to ceiling tiles, spa, waterfall shower head and separate toilet
- Oversize double garage with internal and rear access and remote-control door
- Additional separate double metal garage with power and vehicle access
- Double carport for additional undercover parking at the side of the property
- Single carport at rear for additional storage
- Garden shed with power
- Large rear deck with composite decking and pergola
- Outdoor spa
- Low maintenance outdoor spaces
- Solar panel system



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More About this Property

Property ID	1HKM7TF92
Property Type	House
Land Area	952 m2
EER	4
Including	Air Conditioning Spa Dishwasher

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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