



Fraser, 3 Wynn Street

Modern Comfort in a Serene Setting!

Auction Location: On Site

Welcome to 3 Wynn Street, Fraser —a stunning 4-bedroom, 2-bathroom family home set on an expansive 1137sqm block. This beautifully maintained property offers a perfect blend of comfort, space, and convenience, making it the ideal choice for those seeking a serene lifestyle in a prime location.

As you approach the property, you are greeted by a charming courtyard adorned with a mature camellia, creating a delightful first impression. Inside, the large, sunny lounge area is both spacious and inviting, thanks to the full-height windows that open directly onto an expansive 40sqm north-west facing deck. This ensures stunning views and an abundance of natural light.

The generously sized main bedroom provides a private retreat, featuring a brand-new

4

2

2

For Sale
Sold Prior to Auction

View
ljhooker.com.au/1TMDFMF

Contact
Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au



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.

EER ★★★★★

LJ Hooker Manuka
(02) 6239 5551

ensuite and a walk-in robe. The three additional bedrooms all come with built-in robes for added convenience. The main bathroom is thoughtfully designed with functionality in mind, offering ample space for the entire family to get ready in the morning.

Downstairs, a versatile lounge area awaits, perfect for use as a rumpus room, study, or dedicated space for the kids. Parking and storage are no issue, with a double garage offering internal access, an additional carport, and a workstation within the garage.

The unique layout of the house allows for endless fun, with kids able to run or ride in circles around the home. The outdoor space is truly impressive, with large, landscaped gardens offering a beautiful and tranquil setting. Privacy is paramount, with ample space between neighbours providing a peaceful and secluded living experience.

3 Wynn Street is perfectly located within proximity to the well-respected Fraser Primary School, the local Fraser shops and Mount Rogers, which offers off-lead dog walking trails perfect to explore the gum tree rich environment of Fraser! Don't miss this rare opportunity to own a spacious and beautifully appointed family home in the heart of Fraser!

Key Features:

- 4-bedroom, 2 bathrooms
- Expansive 1137 sqm block
- Large sunny lounge area
- Full height windows connecting the lounge area and deck
- 40sqm north-west facing deck
- Ducted gas heating & ducted evaporative cooling
- Segregated main bedroom which features a brand new ensuite and walk in robe
- Separate lounge area downstairs perfect to be used as a rumpus room, study or kids retreat
- Double garage with internal access and an additional carport
- Proximity to the respected Fraser Primary School and Mount Rodgers

Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



LJ Hooker Manuka
(02) 6239 5551

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.

More About this Property

Property ID	1TMDFMF
Property Type	House
House Size	199 m ²
Land Area	1137 m ²
EER	1
Including	Ducted Heating Evaporative Cooling Toilets (1) Deck Built-in-Robes Liveability

Samuel Thompson 0412 300 774

Property Consultant | samuel.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au

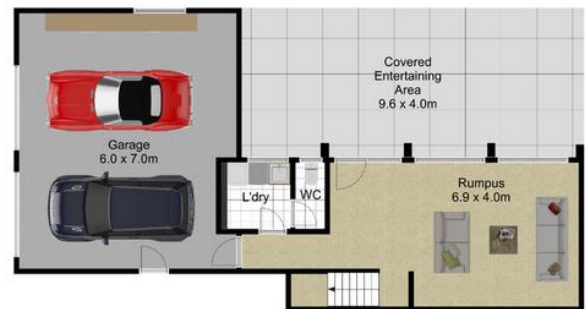


LJ Hooker Manuka
(02) 6239 5551

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.



Ground Floor



Sub-Ground Floor



LJ Hooker
Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.