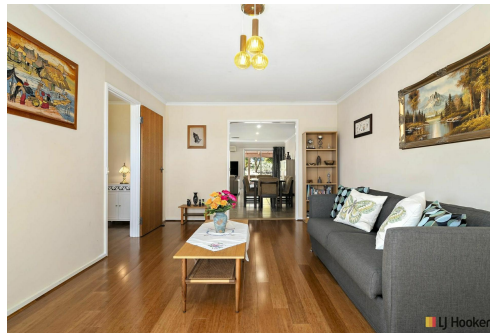




LJ Hooker



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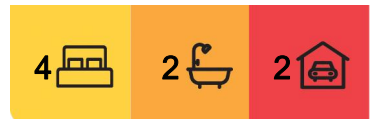
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Fraser, 73 Shakespeare Crescent Huge Block, Great Home, Further Potential!

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Extended and renovated, this fabulous family home sits on a massive 1,115sqm block, offering plenty of potential. If you haven't considered Fraser as an option yet, now may be the time. Known for its larger-than-average land portions and stunning views of the Brindabellas, Fraser also boasts parks, wide-open spaces, abundant trees, and access to bushland. Despite its tranquil setting, it's conveniently close to the bustling Charnwood shops and the wineries of the Hall district.

The home itself features four bedrooms, including a master with a sparkling, newly renovated ensuite, a formal lounge, and a generous family room. The lounge room offers views of the picturesque rolling hills, hinting at the vistas you could capture if you decide to extend upwards.



For Sale
Auction 05/06/2024

View
ljhooker.com.au/1DXHQTF92

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EER ★★☆☆☆☆



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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.

Polished bamboo floors throughout the front of the house create a warm, natural feel, and the recently renovated kitchen is a chef's delight. The open-plan family room spills onto a covered rear patio, perfect for entertaining during warmer months.

For comfort, there is ducted gas heating for winter and a reverse cycle unit for hot summer days. Your power bills will be kept in check by a 3.5KW solar system. Additionally, a tandem garage underneath the roofline is large enough to accommodate a workshop and storage space, with an automatic roller door adding security.

If you have been looking for family home and want some space around you then you must come and inspect 73 Shakespeare Crescent!

At a glance;

- Large, rectangular block
- Spacious, open living area opens onto rear alfresco
- Large main bedroom with recently renovated ensuite
- Reverse-cycle air-conditioning
- Ducted gas heating
- Renovated kitchen
- 3.5kw solar
- 5-minute drive to Charnwood shops

More About this Property

Property ID	1DXHQTF92
Property Type	House
House Size	172 m ²
Land Area	1114 m ²
EER	2

Stephen Bunday 0416 014 431

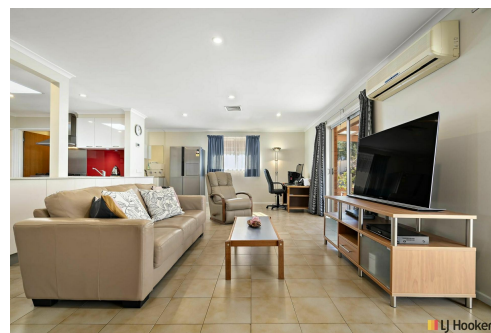
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

73 Shakespeare Crescent, Fraser

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