



75 Shakespeare Crescent, Fraser

Elevated Family Living with Space to Grow

Positioned on an elevated block in one of Fraser's most desirable pockets, this beautifully renovated four-bedroom home offers the perfect combination of modern comfort, generous proportions and family-friendly living. With a thoughtful renovation completed in 2015, the home has been designed to bring everyone together while still offering plenty of space to spread out.

At the heart of the home is the expansive open plan kitchen, living and dining area. Filled with natural light and designed for everyday living, it's the ideal space for busy family life, entertaining friends or simply enjoying a quiet night in. The renovated kitchen provides plenty of bench space and storage, making it as practical as it is inviting.

All four bedrooms are generously sized and include built-in robes and ceiling fans, while the centrally located bathroom has been well maintained and is ready to enjoy. Ducted gas heating ensures year-round comfort, and outside you'll appreciate the abundance of vehicle accommodation with a double garage complemented by two additional carport spaces.

Set on an elevated block with an appealing street presence, this home

4 1 4

FOR SALE

\$950,000+

VIEW

Sat 15th Aug @ 11:15AM - 11:45AM

AGENTS

Brenden Mowat
0430 403 801
brenden.mowat@ljhdickson.com.au

AGENCY

LJ Hooker Dickson
(02) 6257 2111

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.

LJ Hooker

offers the lifestyle many growing families are searching for. Located within easy reach of local schools, parks, shops and the many amenities Belconnen has to offer, it's an outstanding opportunity for young families or those looking to upsize without compromising on location or lifestyle.

At a glance:

- Elevated block in a sought-after Fraser location
- Renovated throughout in 2015
- Expansive open plan kitchen, living and dining area
- Four bedrooms, all with built-in robes
- Ceiling fans to all bedrooms
- Well-appointed family bathroom
- Ducted gas heating
- Double garage plus double carport
- Excellent family home with generous living spaces
- Ideal for young families or upsizers within the Belconnen region
- Approx. 2 minutes to Fraser Primary School
- Approx. 5 minutes to Melba Copland College
- Approx. 5 minutes to Fraser Shops
- Approx. 7 minutes to Kippax Fair
- Approx. 10 minutes to Westfield Belconnen
- Approx. 10 minutes to University of Canberra
- Easy access to walking trails and the popular Mount Rogers Reserve

MORE DETAILS

Property ID	1HKNJ8F92
Property Type	House
House Size	135 m2
Land Area	1116 m2
EER	1.5

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Licensed Agent | brenden.mowat@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602

dickson.ljhooker.com.au | info@ljhdickson.com.au





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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