



3 Fairfax Street, O'Connor

## Timeless Charm, Heartfelt History & Future Potential

3 Fairfax Street is a charming residence built in 1958 and proudly held by the same family since new. This much-loved home has been the setting for decades of treasured memories, family gatherings, and a deep connection to the local community. Now, the time has come for a new family to enjoy the home, the neighbourhood and the lifestyle for its next chapter.

Built to last and rich in character, the property remains in original condition, offering a wonderful opportunity to renovate and extend over time. The home is filled with natural light throughout the day and enjoys leafy outlooks over the established gardens, creating a sense of calm and privacy rarely found. Recently freshly painted externally, the home presents beautifully from the street and sits proudly on a large block, positioned toward the front to maximise the generous backyard.

The floor plan has a functional layout that has stood the test of time. A light-filled living room at the front of the home flows through to a separate dining area and kitchen, providing comfortable spaces for everyday living and entertaining. Three well-proportioned bedrooms are serviced by a central bathroom, with a separate toilet and laundry

3 1 1

**FOR SALE**  
\$1,350,000 +

**VIEW**  
Sat 21st Feb @ 10:00AM - 10:30AM

### AGENTS

Andrew Grenfell  
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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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Interested parties must rely solely on their own enquiries.



adding everyday practicality. The original garage has been converted into a rumpus or family room, offering a flexible second living area ideal for children, hobbies or relaxed gatherings.

One of the true highlights of the home is the sunroom at the rear, a warm and inviting space that opens directly onto an undercover BBQ nook. This connection creates an effortless indoor—outdoor flow and a wonderful spot to enjoy morning coffee, family meals or relaxed evenings overlooking the garden. The backyard is private, secure and framed by low-maintenance established gardens, with full Colorbond fencing surrounding the entire boundary, making it ideal for children and pets to play safely.

The generous backyard also presents excellent scope to extend out the back when renovating, while retaining the charm and integrity of the original home. Reverse cycle air conditioning ensures year-round comfort, and the peaceful setting combined with the home's solid construction makes it a truly special offering.

The owners have loved the strong sense of community in O'Connor, and the location is exceptional being close to everything that makes the Inner North so highly sought after, including local shops, cafes, schools, parks and easy access to the city. This is a home with heart, history and exciting future potential, ready to welcome its next family.

Block: 887m<sup>2</sup>

Internal: 127m<sup>2</sup>

EER: 0

Rates: \$5,018 per annum

Land Tax: \$10,421 per annum ( if rented out )

#### Features:

- Built in 1958 and held by one family since new
- Original condition with solid bones
- Freshly painted exterior
- Light-filled interiors with leafy garden outlooks
- Three generous bedrooms
- Living room, dining area and functional kitchen
- Converted garage providing rumpus or family room
- Rear sunroom opening to undercover BBQ area
- Large block with the home positioned at the front
- Private, secure backyard with scope to extend
- Established, low-maintenance gardens
- Colorbond fencing enclosing the entire property
- Reverse cycle air conditioning
- Outstanding Inner North location close to all amenities

#### What's Nearby:

- " St Joseph's Primary School —about 1.1 km
- " Lyneham High School —about 1.6 km
- " O'Connor Post Office & Shops —about 0.9 km
- " Australian National University (ANU) —about 2.3 km
- " Canberra Centre (Civic shopping & dining) —about 2.9 km
- " Calvary Private Hospital —about 2.5 km
- " Lyneham (local shops & cafés) —approx 1.4 km
- " Canberra City Centre (Civic) —approx 3.2 km

EER



## MORE DETAILS

Property ID	2EUWFHK
Property Type	House
House Size	886.82 m2
Land Area	887 m2

**Andrew Grenfell 0424 858 529**

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