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REAL ESTATE



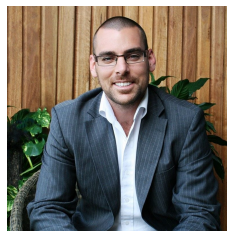
34 Carrodus Street Fraser ACT

5 2 2

Set on an expansive 1,319m² block in a quiet cul-de-sac, this beautifully updated five-bedroom residence delivers exceptional scale, comfort and lifestyle. Thoughtfully designed for modern family living, the home offers generous accommodation, multiple living zones, spacious bedrooms, well-appointed bathrooms and seamless indoor-outdoor connection throughout.

Type : House
Price : \$1,350,000+
Building Size : 226.4 sqm
Land Size : 1318 sqm
View : <https://www.dominiumre.au/sale/act/belconnen/fraser/residential/house/8661063>

At the heart of the home, the flowing layout extends effortlessly to an impressive covered entertaining area, complemented by a second pavilion-style alfresco and a stunning in-ground pool - creating a private, resort-inspired setting ideal for relaxed family living and year-round entertaining. With its striking street presence, expansive grounds and premium lifestyle appeal, this is a home of



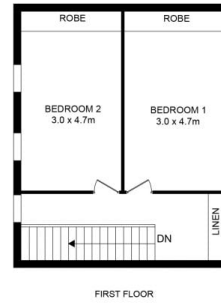
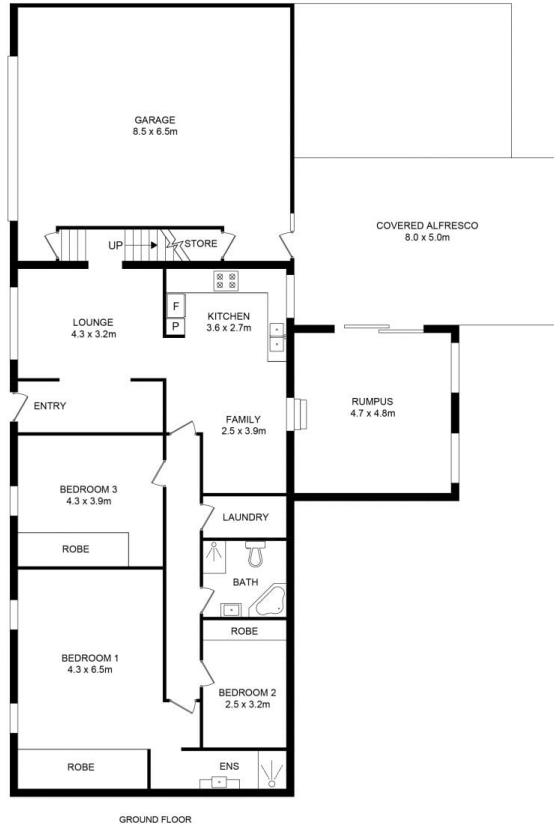
Nathan Giannasca
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[For full version visit the website](https://www.dominiumre.au)

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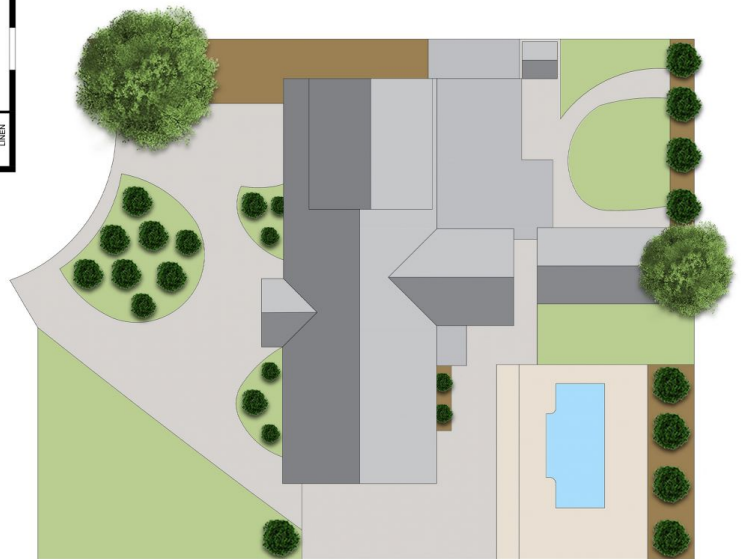
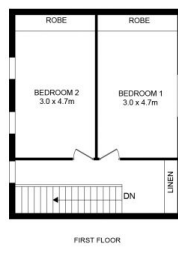
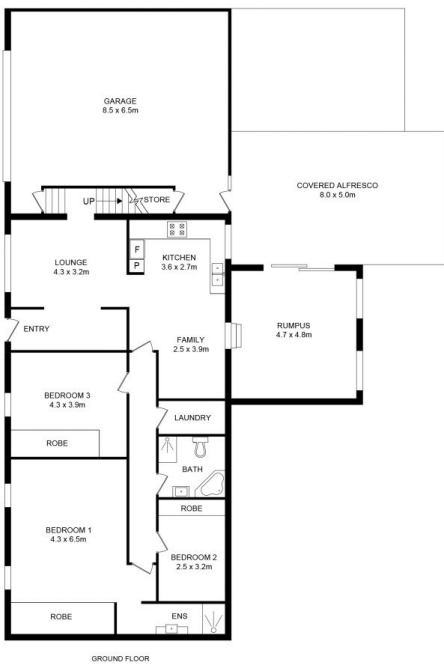
Level 2 17 Moore Street Canberra ACT 2601
0497 145 482 admin@dominiumre.au

- Block: 1319sqm
- Lower Residence: 175.4sqm
- Upper Residence: 51sqm
- Total Living: 226.4sqm
- Attached Garage: 65.84sqm
- Alfresco: 76sqm
- Covered Pergola: 36sqm
- EER: 3.0



34 Carrodus Street, Fraser

Disclaimer: Floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and for illustrative purposes. Interested parties should make and rely on their own enquiries or refer to contract drawings for more accurate information.



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Floor Area (Approximately)

Total Land Size	1319m ²
Lower Residence	175.4m ²
Upper Residence	51m ²
Total Living	226.4m ²
Attached Garage	65.84m ²
Alfresco	76m ²
Covered Pergola	36m ²
EER	3.0m ²