

1 Brassington Place, Fadden, ACT 2904

LUTON

Sold House

Friday, 26 January 2024

1 Brassington Place, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 901 m2

Type: House



Sophie Luton
0261763425



Richard Luton
0261763425

Contact agent

A high-quality residence located discreetly in a very quiet peaceful cul-de-sac surrounded by other lovely and cared for homes in Tuggeranong's most prestigious suburb. A very flexible floorplan offering a variety of accommodation options and living spaces. Along with the four-bedroom configuration there are three bathrooms, large lounge/dining area with a beautiful raked ceiling. An amazing chef kitchen adjacent to the family room leading to multiple alfresco decks stepping down to an amazing garden deck in the beautiful landscaped private grounds. The kitchen, living room and covered alfresco area have panoramic views to the Brindabella Ranges. Internal access to the automated garage and additional car accommodation behind an automatic gate. A whole host of quality inclusions make this a walk-in opportunity with no work to be done. Very convenient to excellent schools, Tuggeranong & Woden Town Centres, nearby parks and walking trails. Features: Beautifully updated, high-quality family retreat Surrounded by lush, private and manicured gardens A very flexible floorplan offering multiple indoor and outdoor entertainment options Formal lounge and dining room with raked ceiling and sliding door access to side balcony Sensational kitchen, meals and family room opening onto the rear, elevated alfresco entertainment deck Beautiful views to the Brindabellas from the casual living area and deck Kitchen with stone benchtops, integrated breakfast bar, timber feature, SMEG portofino oven (pyrolytic) and large 6 burner gas cooktop, stainless steel appliances including dishwasher and Bosch microwave combi-oven Pantry + ample storage All wet areas renovated Master bedroom with built-in-robe Ensuite with floor to ceiling tiles and heated towel rail Bedroom two and three with built-in-robos Bathroom with floor to ceiling tiles, heated towel rail, double vanity and separate toilet Home office/study with built-in cabinetry Bedroom four with garden access Bathroom/ensuite on lower level with floor to ceiling tiles + storeroom /wardrobe Sunroom with garden access Covered alfresco entertainment deck Ducted gas heating and evaporative cooling Ceiling fan in lounge Plantation shutters Some double glazed windows Double garage with automatic doors and internal access Workshop area Under house storage + wine storage area 13,500L water tank and automated irrigation system New roof tiles Gas hot water Close to walking trails in Fadden Pines and Fadden Ridge Close to Tuggeranong Town Centre, Erindale Shops and easy access into Woden and to the City EER: 3.5 Land Size: 901m² approx Land Rates: \$3,461 approx UCV: \$638,000 approx