

10/45 Stopford Crescent, Fadden, ACT 2904

Canberra
Real Estate

Sold House

Friday, 27 October 2023

10/45 Stopford Crescent, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 360 m2

Type: House



Tony Trpeski

\$875,000

Nestled gracefully at the serene foothills of the majestic Wanniasa Reserve, this exceptional tri-level contemporary property isn't just a place; it's a lifestyle where luxury and sustainability coexist in perfect harmony. With its solar passive design, this property redefines the art of modern living. As you step across the threshold, a sense of space and light welcomes you. The lounge room, with its high vaulted raked ceiling, creates an airy ambiance that's simply breathtaking. Natural light pours in, accentuating the beauty of your living space and making it an ideal place for relaxation and entertainment. Sustainability is not just a concept here; it's a way of life. The solar passive design, coupled with full insulation to walls and ceilings, ensures that your home remains comfortable and eco-friendly, all year round. Ducted gas heating and evaporative cooling offer complete climate control, allowing you to enjoy the perfect atmosphere regardless of the season. This exceptional residence offers four bedrooms designed for the utmost comfort, providing spacious retreats where relaxation and rest are paramount. Each room is a haven of tranquility, ensuring that every member of the family enjoys their personal sanctuary. Decks off the living areas allow you to step onto the outdoors and feel the world expand around you. It's a space where the boundaries between inside and outside blur, connecting you to nature in an intimate way. The slab floor construction of this home provides stability, making you feel grounded and secure. It ensures durability and energy efficiency, creating a solid foundation for your dreams. Feature brick walls in this property add character and warmth, telling a story of quality craftsmanship and design, making every room a space where memories are built and cherished. Unique to this property is the separate wine cellar, offering a sanctuary for connoisseurs. It's a space that beckons both your passion for wine and your appreciation for the finer things in life. The service areas in this unique development are both secluded and separate, eliminating excessive and unwanted traffic. This design ensures that your living spaces remain tranquil, free from unnecessary disturbances. In terms of practicality, the large double garage boasts an abundance of storage, ensuring that all your belongings are neatly tucked away and readily accessible. The light rustic tones of the sandstock bricks and coral tiles blend this property and the surrounding flora into one, creating a harmonious connection between your home and the natural world. This exceptional property offers more than just a beautiful residence; it provides a lifestyle upgrade. With shopping, dining, and excellent schools nearby, your convenience is a priority, making modern living a pleasure. Highlights:- Spacious tri-level design- 156m² living area- Four bedrooms with built-in robes- Large 36m² double garage with an abundance of storage- Wine cellar with racks for 200+ bottles- Formal lounge room with raked ceilings- North facing family room and renovated kitchen- Alfresco courtyard with terraced garden- Ducted gas heating/evaporative cooling- Tightly held development of only 24 villas- Spectacular views- Siding picturesque Wanniasa Reserve- Double visitor parking adjacent

Quarterly Outgoings: - Water/sewerage \$183- Body corporate \$764- General rates \$726

Discover a place where sustainability and luxury unite, a testament to modern living that touches both the heart and the soul.