

11 Meston Place, Fadden, ACT 2904

LUTON

House For Sale

Friday, 9 February 2024

11 Meston Place, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 725 m2

Type: House



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

Auction

Quietly positioned at the end of a Fadden cul-de-sac, this property has a welcome feeling from the moment you arrive, with a meandering path bordered by matured plantings leading you to the front door. On your left is a gorgeous paved and leafy courtyard, a private and tranquil spot to sit and relax. Exploring the fully updated and recently painted home you will discover that the layout is just perfect for comfortable family living. At the front of the property are the spacious lounge room with full height bay windows looking out to and allowing direct access to the front courtyard, and the spacious segregated master suite with its own large bay windows, walk-in wardrobe and ensuite. Next you enter the heart of the home, the wonderful open-plan kitchen/dining/living space with full length windows plus three large skylights.

Warm-toned, brand new engineered hybrid floors and built-in cabinetry add ambience to this bright and airy zone. The updated galley kitchen is equipped with 4-burner gas cooktop, new Bosch dishwasher, lots of cupboards plus pantry, and breakfast bar. Accessed via the kitchen is the newly carpeted study, which forms part of the living zone but could also be used as a fifth bedroom. At the rear of the home are three newly carpeted bedrooms with built-in wardrobes, which share the large family bathroom with bathtub and stone-top vanity. Year-round interior comfort is provided by ducted gas heating and evaporative cooling, while car accommodation is in a huge single garage and ample off-street parking. The rear yard is a totally private outdoor space, with loads of lovely foliage from a well established garden that requires little maintenance. You will certainly enjoy alfresco dining and entertaining in these leafy surrounds, on the covered timber deck accessed from the living space. The property is conveniently located within quick walking distance from Fadden Preschool and Fadden Primary School, and just a 5-minute drive away (approx.) from the array of amenities of the Erindale precinct - shopping centre, sporting fields and facilities, club and multiple restaurants. Features: - Fully updated family home on leafy block affording great privacy, in quiet cul-de-sac - Segregated spacious lounge room with direct access to courtyard - Versatile layout - four bedrooms plus study (or 5th bedroom) - Large segregated main bedroom with walk-in wardrobe and ensuite with spa bath - Ensuite, updated family bathroom and galley kitchen - Abundantly light-filled family/dining with three skylights - Ducted gas heating and evaporative cooling - New pergola Covered entertaining deck off living space - Rental appraisal of \$700 to \$750 per week EER: 2.5 Land Size: 725m² Living Size: 197m² (approx.) Land Rates: \$3,119 p.a (approx.) Land Value: \$560,000 (approx.)