

11 Riordan Street, Fadden, ACT 2904



House For Sale

Saturday, 2 December 2023

11 Riordan Street, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 161 m2

Type: House



Fiona Murray Belinda Riding
(02)62828686

Offers over \$1,125,000

Prepare to be amazed by the transformation! This home is now unrecognizable from its previous state, having undergone a stunning renovation that has elevated it to a new level of style & sophistication. Everything has been thought of - step inside & be captivated by the brand-new features throughout the property. The open concept living spaces are adorned with high-quality finishes, creating a seamless flow from room to room. The kitchen, the heart of the home offers stylish cabinetry & a stunning stone breakfast bar, double sink, modern appliances, making it a dream for any home chef. The living areas boast an easterly aspect, ensuring a light & airy living space that flows out onto an entertaining patio creating the perfect space for entertaining family & friends. There is also a practical work-from-home study space which ensures a productive atmosphere without compromising on comfort. All bedrooms have been thoughtfully designed & updated to include built in robes. The bathrooms are so new they haven't been used. The contemporary grey & white tiles, matte black luxurious fixtures & finishes create a perfect oasis for relaxation. The renovations go beyond aesthetics; essential systems & infrastructure have been upgraded, ensuring not just beauty but functionality & peace of mind are ensured for years to come. The attention to detail extends to the exterior, where you'll find easy care landscaped gardens at the front & a newly added deck & patio, perfect for outdoor gatherings. Everything has been carefully considered & meticulously executed. This home is now a showstopper in the neighbourhood, offering a perfect blend of contemporary style & comfort. See this remarkable change for yourself. Don't miss the opportunity to make this fully renovated gem your new home. Features: • Northerly aspect • Single level • Open plan living, dining & kitchen • Fully renovated • Painted throughout • New block out blinds • Engineered Bamboo flooring • Stone benchtops • Tile splashbacks • New appliances • Electric 4 burner cooktop • AEG electric oven • Dishwasher • Double sink • Soft closing drawers • Breakfast bar • Double door pantry • Black matte tapware • Heat lamps in bathrooms • Reverse cycle heating & cooling • Ducted gas heating • New carpet in bedrooms • Built in wardrobes • Downlights throughout home • Rinnai instantaneous hot water • Separate laundry with outdoor access • New Colourbond fencing • Fully enclosed back garden • New exterior lighting • Easy care garden • Workshop • Double carport Essentials: Approximations Built: 1981, fully renovated in 2022 UV: \$515,000 Block size: 715m² House size: 161m² Carport & workshop: 38m² Rates: \$2,930 per annum Land tax: \$4,868 per annum (investors only) Estimated rental return: \$830-\$880 per week EER: 2.5