

12 Riordan Street, Fadden, ACT 2904

home by holly

House For Sale

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12 Riordan Street, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$1,025,000+

Perfectly located opposite parkland! Built in the 80's, with only two owners to its name, 12 Riordan Street is the kind of place you hold onto. The theme is country with relaxed coastal notes, as a combo of soft whites and nougat's meet earthy cedar, with pops of seashell hues. Easy-care timber laminate flooring stretches underfoot, illuminated by the soft light filtering through the trees. Right now, the incandescent autumnal hues painting every vista a luminous red and gold. This generous four-bedroom ensuite family home sits on the low curve of Riordan Street, directly across from the Playground and moments from Wanniasa Hills Nature Reserve. Ancient pines shield on the South-Western side, with the home opening to the north, celebrating alfresco dining and gifting an immersion within a magic garden. Large windows frame the tapestry of age-old nurtured gardens, creating a magical haven, informed by a myriad of rich colours and textures. The full length veranda evokes the best of country living, with its long, uninterrupted views across to the leafy reserve. It is not uncommon to spot a gathering of Kangaroos or for the mist to curl wistfully through the trees. One imagines afternoon g&t's, big comfy chairs and a feeling of being on holiday, a world away from the nearby buzz of the city. Inside there is a glorious front living area and corner library with delightful views from the bay window, this space flowing directly through to the dining arena. The perfectly arrayed kitchen with a tonne of storage and earthy granite worktops, overlooks the family room with its easy spill to deck and terraced secret garden. A wall of glazing captures a tapestry of plantings – acers, weeping cherry, flowering shrubs, and glorious crepe myrtle. To the front a sequestered fourth bedroom also makes for the ideal office, taking care of homework or working from home. A slender hallway ushers to the three additional peaceful bedrooms, all with signature huge windows that float the serene landscape within. The master bedroom has a walk-through-robe and a brand new ensuite with a spacious rain shower and oak wall-hung vanity. Bedroom two and three have built-in-ropes for seamless storage and centre around a family bathroom with relaxing bathtub and separate toilet. In Spring the deck is covered in purple flowering wisteria and stays cool and shady all through summer, welcoming warming sunshine come winter. The garden teems with life as citrus trees gift their bounty and flowering shrubs, strappy agapanthus cascade down terraced rock walls. The upper level shaded by a magnificent golden elm, as soft lawns meet a secluded seating nook, so you can drink in the wonder, amidst the heady scents of daphne, oregano and thyme. A private driveway ushers to a double garage with auto-door and there is also a double gate for back yard access. The thing that grabs you most about Fadden is the epic panoramic views, from its apex you really are surrounded by the beauty of the Canberra ranges in all their glory. Walking trails traverse the endless reserves, local parks offer leafy barbecue spots and kids can play on the nearby ovals till dusk. Fadden is also perfectly poised between the shopping and dining precincts of Woden and Tuggeranong and minutes from Erindale Shopping Centre. It is a short 17 minutes to the boutique offerings of Manuka and Kingston and a mere 20 mins to the CBD by car. features..beautiful four-bedroom ensuite family home in peaceful Fadden. resting on a large corner block directly across from the playground and expansive parkland. surrounded by lush colourful gardens. light filled with airy. dotted with expansive muntin windows framing the surrounding landscape. easy-care spotted gum vinyl flooring. open living and dining. adjacent kitchen with banks of storage, including a full-height pantry and coffee bay, granite benchtops, Pyrolytic Smeg oven, Miele dishwasher and Bosch induction cooktop. large additional storage cupboard. front fourth bedroom or home office. two additional bedrooms with built-in-ropes. master bedroom with walk-through-robe and brand new ensuite bathroom with heat lamp and rain shower. family bathroom with bathtub and separate toilet. internal laundry with built-in-storage, direct garden access with dog door. linen cupboard. ducted gas heating and electric ducted cooling. combo of lined curtains and Roman blinds. Berber woollen carpet to all bedrooms. 4kw solar array with battery. 5000 litre water tank for the environmentally conscious. large rear deck with wisteria draped pergola. terraced rear garden with stone garden walls. beautifully landscaped and tended wrap around gardens, teeming with a myriad of mature plantings and trees . raised vegetable beds with raspberries and strawberries. established rhubarb, thyme, parsley, oregano, lemon and lime. over-sized double garage with storage space. directly across from the Playground. close to Wanniasa Hill Nature Reserve and Fadden Pines . handy to the bustling Erindale Shopping Centre. not far from the Tuggeranong and Woden precincts. easy access to the CBDEER: 2 Rates: \$3,595 approx. per annum Land Size: 960m2 approx. Land value: \$656,000