

13 Decker Place, Fadden, ACT 2904

MARQ

House For Sale

Thursday, 14 March 2024

13 Decker Place, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1181 m2

Type: House



Justin Taylor
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Auction: On site Sat 6th April 9:45am

Get ready to elevate your living experience with this exceptional 4-bedroom plus study family sanctuary, where luxury meets tranquility in the prestigious Fadden Hills Estate. This ultra-impressive residence, also boasting a home office and a separate teenager's retreat/spa room, epitomises modern living at its finest. Perched at the high end of a peaceful cul-de-sac, this extensively renovated property enjoys the serenity of its surroundings, with elevated district and rural views creating a true sense of serene calm and privacy. Step inside, and you'll instantly feel the grandeur of space and light. This home seamlessly blends classic elegance with modern sophistication. Meticulously updated by its discerning owners, this home showcases a remarkable kitchen featuring top-of-the-line Wolf appliances, and a Subzero Freezer fridge combination, ensuring culinary excellence for the gourmet chef within you. Freshly updated throughout with new carpet, external and internal paint, window furnishings, and so much more, all combine to creating an ambiance of refined luxury. Entertaining is a delight with the expansive wrap-around entertaining areas, offering breathtaking elevated views. Picture-perfect sunsets await as you unwind in your tranquil inground saltwater pool, providing the ultimate oasis for relaxation and leisure. The expansive living areas are designed for comfort and style, providing the perfect canvas for family gatherings, working or studying from home, a teenage retreat, entertaining guests, or simply unwinding in blissful solitude.

- Impressive family home in the prestigious 'Fadden Hills' estate- Peaceful cul-de-sac setting overlooking a tranquil landscape- Architecturally designed home bathed in natural light- Immaculate condition inside and out- 4 large bedrooms + study and more - Additional home office/rumpus with French doors and verandah access- Separate teenagers retreat/spa room with own entrance - Multiple large and separate living spaces offering a host of lifestyle options- Integrated entertainment units to match kitchen cabinetry- Sunny family/meals area with peaceful outlook- Superb lounge with fireplace and access to home office- Quality flooring throughout- Superbly updated with new carpet and freshly painted inside and out- Ducted gas heating- Ducted reverse cycle air-conditioning (commercial grade) 3 units and zoned- Aeratron ceiling fans (x5) with remotes - Impressive chef's kitchen with views and huge amounts of bench space- 4.3m stone island bench top with integrated storage and dining- High end Wolf appliances: Steam oven and Pyrolytic Oven combination- 900mm induction cooktop- Integrated Subzero double fridge/freezer combo, Asko integrated dishwasher- Custom built Qasair rangehood- Italian imported floor tiles (timber look)- Spanish tile splash backs- Vinyl wrapped shaker cabinetry with Blum soft close drawers- Billie Zip with filtered chilled/hot/boiling/carbonated water options- Custom joinery, stone bench top and double sink- In-built Vintec wine fridge, temperature controlled and zoned- Custom built 'French library' style ladder system to access high storage areas- Huge master wing, walk-in-robe, private ensuite, verandah access- Remaining bedrooms all off good size and segregated from master - Three bathrooms in total (4 x WC's)- Oversized laundry- High ceilings in main living areas (maximising light and space)- Fibre to the house (NBN) 'Hills Home' security system, infrared CCTV with full coverage and recording functions- Generous teenagers retreat/spa room (26.30sqm)- 338sqm under roof line, 400sqm (including garage) 522sqm (including deck and verandah's)- Impressive 91.75sqm wrap around verandah (custom built)- Additional 31.26sqm of entertaining decks (warp and fire resistant)- Inground swimming pool, brand new pool deck and equipment- Pool area beautifully landscaped- Landscaped gardens and paving with programable irrigation system (zoned)- Extra Large double auto garage (62.50sqm) with keyless coded side entry- Plenty of room for gym, machinery and additional toys- Abundance of under house storage- Abundance of additional guest parking on site- New Colorbond steel fencing to perimeter- Freshly updated colorbond roofing - Private, spacious and well maintained 1181sqm parcel of land- Established gardens

Brief Summary:- Year of construction: 1992- Extensive renovations: 2018 - 2024- Internal living area: 337.90sqm- Garage area: 62.50sqm- Total area: 400.40sqm- Verandah's: 91.75sqm- Decks: 31.26sqm- Total Area: 522.41sqm (includes home, garage, verandah and decks)- Block Size: 1181sqm- Rental Estimate: \$1,100 - \$1,250 per week- Rates: \$3796 p.a. approx.- Land Tax: \$6522 (If investment)- 5 min to Erindale Shopping Centre- 8 min to Southlands Shopping Centre- 9 min to Tuggeranong Town Centre- 12 min to Woden Town Centre- 19 min to Canberra Airport- 23min to Canberra Centre

Experience true luxury living in a location that harmoniously blends convenience and serenity, where every detail has been carefully crafted for the discerning homeowner. Don't miss the opportunity to make this exquisite residence your forever home. Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.