

# 13 Ogden Close, Fadden, ACT 2904



## House For Sale

Friday, 3 May 2024

13 Ogden Close, Fadden, ACT 2904

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 948 m2**

**Type: House**



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## Auction 25/05/2024

Occupying a corner lot on a no-through road and benefitting from views to the front across a bushland reserve abutting Fadden Primary School's oval, this family home capitalises on the rich tapestry of pathways that interlace this suburb. Step across the quiet street here and you can walk or ride to Fadden Primary, Fadden Preschool, Holy Family Primary, Chisholm Village, Caroline Chisholm High School, Gowrie Primary and Gowrie shops without ever crossing another road. The natural surrounds provide gorgeous views from almost every room. The living room's double aspect and raked cathedral ceilings with exposed beams make it an airy place to sit and enjoy the elevated outlook over the reserve. Step out to the adjacent balcony for great views to Tuggeranong Hill. To the rear, a second elevated deck off the kitchen and family room has views towards Wanniasa Hill Nature Reserve. There are so many entertaining options here that you can afford to be seasonally selective. Choose the vine-entwined pergola for lovely summery alfresco dining with a Mediterranean vibe. Drink in the northern sun on the rear deck in autumn, or gather around the crackling fire pit in the backyard in winter. Added bonuses in this home are the beautifully updated main bathroom and master ensuite and the large ground-floor rumpus which could be used as a teen retreat or home office space, with its own separate access. Explore the surrounds, mingle with the wildlife and enjoy the serenity! Features include:

- Beautifully maintained family home on a 948m<sup>2</sup> corner block
- Set back from the street
- Overlooking reserve and views to the Brindabella Ranges
- Quality, modern updates throughout
- Kitchen with breakfast bar, two utility cupboards, five burner gas cooktop, electric underbench oven, dishwasher and atrium window at sink
- Formal dining zone with feature pendants
- Timber-look laminate flooring to dining, family and kitchen and hallway
- Built-in wardrobes to all bedrooms
- Renovated bathrooms with floor-to-ceiling tiles and floating vanities
- Ducted gas heating and as-new evaporative cooling system
- Ceiling fans
- Renovated laundry including airing room and shute
- Recently restored roof
- Established gardens with paved terraces and flat, lawn area; perfect for a pool
- Colorbond fencing
- Double garage with internal and remote access
- Single attached carport for boat, van or trailer
- Off-street parking for an additional four cars