

**18 Fowles Street, Weston, ACT 2611**



**Sold House**

Friday, 1 September 2023

18 Fowles Street, Weston, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 816 m2**

**Type: House**



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**\$1,262,000**

Elevated in a gorgeous position on a quiet street, this sophisticated residence presents an opportunity you will not want to miss. Beyond the meticulous landscaping and striking facade, there's a chance to seamlessly transition and bask in all that the sought after suburb of Weston, and this exquisite property have to offer. Designed with a comfortable single level floor plan, this layout is functional for everyday living as well as hosting your guests. Including lovely spaces both indoors and outdoors, there is plenty of room for everyone to spread out and enjoy. At the heart of the home is the masterpiece kitchen, finished with custom cabinetry, stone benchtops, great storage and quality appliances. This open plan space integrates seamlessly with the backyard, via large bifold doors. All four bedrooms are a comfortable size, each with a unique touch and custom storage. Segregated at the rear is the master suite, opening onto one of the many back decks, serving as your own private haven. Complete with gorgeous gardens and plenty of outdoor entertaining options including expansive covered alfresco, great for entertaining or watching the kids play in the garden. On the lower level is the double garage with additional storage space, under house storage and multipurpose room that has been fitted out with fresh paint, lighting, power and carpet. Enjoy this sought after position for many years to come, all set in the family friendly suburb of Weston. With the Fowles Street Playground moments up the road and local sports oval plus all the amenities at Cooleman Court within walking distance. - Positioned in a quiet and elevated pocket of Weston- Offering a comfortable single level floor plan- Combination of quality timber composite flooring and wool blend carpets throughout- Formal entry with large front door and feature wallpaper- Lounge room to the front of the home with custom cabinetry and study nook- Open plan meals and kitchen to the rear opening onto the back deck- Sophisticated kitchen, stone benches, great storage and quality appliances- All four bedrooms are a nice size, each with built in storage options- Master bedroom is segregated to the rear with own ensuite as access to deck- Main bathroom has a great layout with large shower and freestanding bath- Modern laundry with great storage and rear access- Ducted gas heating and evaporative cooling throughout- Under floor heating in both ensuite and main bathroom- All PVC window frames and double-glazed windows with argon for sound- 6.6 kw solar system with 10.1 battery storage- Spacious outdoor entertaining area including covered alfresco - Each of the rear decks offers a different aspect to enjoy- Backyard is fully fenced yard and ideal for those with children or pets- Two 3000L water tanks with pump installed- Double garage on the lower level, with storage space and under house storage- Multipurpose room is to the rear of the garage, complete with fresh paint, lighting, power and carpet- Fantastic family friendly location, Fowles Playground on the street- Local amenities at Cooleman Court are within walking distance- Popular schooling options and accessible public transport- Close proximity to Woden Town Centre, Canberra Hospital and Canberra City itself