

# 21 Riordan Street, Fadden, ACT 2904

## Sold House

Monday, 14 August 2023

21 Riordan Street, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 936 m2

Type: House



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0423900640

**\$1,020,000**

An incredible opportunity to purchase your forever home in Tuggeranong's most highly desired suburb, this architecturally designed property is modern, light filled and certainly one of a kind. Presenting four bedrooms, two bathrooms, light filled living spaces and a generous garden that backs onto the park and a variety of walking trails, the home has been loved by the current owner for almost two decades and is ready for a new family. Inside, the home boasts a variety of welcoming living spaces, that are flooded with natural light. The central kitchen provides great storage including a pantry, electric cooking, a dishwasher and features an open plan design that overlooks the adjoining family room and meals area. This North facing space is surrounded by impressive, floor to ceiling windows and there is access outside to the paved entertaining area. For your convenience there is a reverse cycle unit here to keep you comfortable year-round. In addition, there is an expansive, separate lounge room that will quickly become your favourite place to relax and spend quality time at home with your family. Large enough to be furnished into zones, the space has a gorgeous outlook, overlooking the park with a cosy fireplace to keep you toasty warm throughout winter. The space is open, yet very private with a lovely indoor-outdoor flow and is cocooned by a stunning, timber deck that is large enough to entertain to your heart's desire. Four generous bedrooms are provided, including a segregated master suite with ensuite and private deck. Each bedroom includes a built-in robe, while the family bathroom provides a shower, vanity, toilet and freestanding bathtub. The home boasts an impressive 6kw solar system that will become an invaluable asset with rising energy costs. The home occupies a generous 936sqm parcel of land that is blossoming with established veggie gardens and plenty of shade trees. In addition to the fabulous deck off the lounge room, there is an expansive paved entertaining area creating a haven for those who love to host. The yard is fully fenced, there is a garden shed plus a double carport that could easily be enclosed and additional off-street parking available in the driveway. The battle-axe block backs onto reserve with direct access via the back gate to the local park where you will find a playground for the kids and plenty of space to kick a ball or set up a game of cricket. For those who enjoy hiking, or exercising with their pets, there is access to walking trails where you can explore the local surrounds, go bushwalking or walk to the local shops to top up on supplies or enjoy a coffee. There is walking access to a variety of schools, bus stops and both Erindale and Chisholm Shopping centres without the need to cross any roads.

- Unique four-bedroom, family home in popular Fadden
- Central kitchen with electric cooking and dishwasher
- Open plan family and meals area with reverse cycle unit
- Expansive lounge with fireplace, wrap-around timber deck
- Master has ensuite & private deck, all bedrooms have BIR's
- Entertainers' backyard with veggie beds, shade trees, shed
- 6kw solar system with 18 solar panels, rear gate access to park and walking trails
- Great location, walk to schools, shops, public transport links