

# 22 Sparkes Close, Fadden, ACT 2904



## House For Sale

Thursday, 30 May 2024

22 Sparkes Close, Fadden, ACT 2904

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1002 m2**

**Type: House**



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## Auction 22/06/2024

Nestled in Tuggeranong's most sought after location, this magnificent two-story family home epitomises elegance and sophistication. Boasting beautiful elevated views and meticulously landscaped grounds, this property offers a rare opportunity to experience upscale suburban living where the only sounds you will hear are from the reserve that surrounds you. Step inside and be greeted by an abundance of space and natural light. The grandeur of the home is immediately apparent via the spacious entry foyer and double doors that greet you. Enjoying high ceilings and expansive living areas that provide the perfect backdrop for entertaining guests or simply relaxing with family. The heart of the home lies in the gourmet kitchen, where sleek appliances, stone benchtops, large breakfast bar and ample storage space cater to the needs of even the most discerning chef. The kitchen is well positioned to overlook the back yard so you can keep an eye on the children at play. Adjacent to the kitchen, a spacious family room invites casual living and flows easily outdoors to the spa deck and landscaped grounds. The spacious lounge and dining rooms are bathed in natural light due to the large windows and are positioned perfectly to maximise the outlook of the peaceful surroundings. Providing versatility there is a large bedroom and bathroom on the ground floor - perfect for guest accommodation or multi generational living. Upstairs, the luxurious master suite awaits, complete with a spacious ensuite bathroom and walk-through wardrobe. Wake up to stunning views of the surrounding landscape and retire in style at the end of each day. Bedrooms two and three are well proportioned and are complete with ample wardrobe space and peaceful vistas. The main bathroom is spacious and well appointed and the study/ nursery is an added bonus for growing families. Outside, the grounds have been thoughtfully landscaped to create a private oasis. Whether you're enjoying a morning coffee on the deck, taking a dip in the swim spa or hosting a barbecue in the backyard, the outdoor areas offer endless opportunities for relaxation and enjoyment. A large remote double garage will house the family cars perfectly and enables ease of access via its internal entry to the home. The extra wide frontage of the land will provide plenty of parking options for caravans, trailers or the teenagers' vehicles.

- Magnificent two-story family home with beautiful elevated views and meticulously landscaped grounds
- Highly sought after location surrounded by large family homes
- High ceilings and expansive living areas bathed in natural light
- Luxurious master suit complete with spacious ensuite
- Reverse cycle air conditioning and ducted gas heating
- Four spacious bedrooms plus a study and three full sized bathrooms
- Landscaped grounds offering a barbecue area and swim spa making it an ideal space for entertaining
- Remote double garage and additional parking options
- Oversized block of 1002m<sup>2</sup>
- Direct access to Fadden hills walking trails and Fadden Hills residence tennis courts
- Sought after location ensuring a convenient lifestyle.
- Ducted gas heating & Split systems installed
- Living: 262.69sqm
- Garage: 49.20sqm
- Block: 1,002sqm
- Built: 1993
- EER: 3.5
- UV: \$632,000 (2023)
- Rates: \$3,986.59pa
- Land Tax: \$7,143pa (Investors Only)

This home offers the perfect blend of tranquillity and convenience, the peaceful suburb of Fadden Hills enhances the feeling of being far removed from the hustle and bustle of city living whilst in reality this home is in close proximity to all the amenities required to ensure a convenient lifestyle. Close to top-rated schools, Erindale, Tuggeranong and Woden shopping precincts, Fadden Pines recreational area and with walking trails at your doorstep, you will have all you need to live a wonderful life at 22 Sparkes Close. To avoid missing out on your chance to make this extraordinary property your new home, contact us today to arrange a private viewing and experience the allure of luxury living in Fadden Hills.

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.