

23 Fadden Crescent, Middle Ridge, Qld 4350

Sold House

Thursday, 26 October 2023

HELEN
AUSTIN

23 Fadden Crescent, Middle Ridge, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 740 m2

Type: House



Helen Austin
0439962801



Madeline Brookman
0474119232

\$908,000

This alluring low set home is nestled in an enclave with other quality homes, the current owners will miss the friendliness and sense of security this neighbourhood has to offer. Meticulously maintained and beautifully presented inside and out. Entertaining family and friends has never been so easy with concertina doors allowing the seamless flow of the indoor living to the outdoor living, taking in views of the private and again, meticulously maintained grounds. Entry via coffered ceiling, into 9 ft high ceilings throughout, built in 2005 by Bruce Green. What's not to like in this gorgeous, spacious, meticulously maintained, light-filled home with the main bedroom, family living and outdoor living all facing north/north east. Additional features include -

- Rendered brick and tiled home 242m²
- land size 740m²
- 2 bathrooms plus powder-room
- Natural mains gas for hot water, cooktop
- Smeg 900mm Oven & 900mm Cooktop
- Miele Dishwasher
- Gas point in the outdoor area for BBQ
- Smoke alarms code compliant
- Crimsafe and security screens
- Energy efficient with a 4 year old 10.5kw solar system,
- Fronius 10.5kw Primo Inverter
- Current owners pay for no electricity.
- Bonus comforts with the tiled living area having underfloor heating
- Ducted and zoned reverse cycle air conditioning throughout
- All lights have been replaced with low energy fittings
- Fencing sides and back

General rates net
½ year \$1,787.12
Water access charge net
½ year \$314.59