

# 281 Bugden Avenue, Fadden, ACT 2904



## Sold House

Friday, 25 August 2023

281 Bugden Avenue, Fadden, ACT 2904

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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**\$1,150,000**

This immaculately presented four-bedroom ensuite home strikes a rare balance between quality, comfort and convenience. This is a must inspect and exciting opportunity for anyone looking to upsize or secure a standout family home. A feeling of space and light permeates as you step through the front door. You will just love the variety of living options and that million-dollar view. The L shape lounge & dining is to the right of the home which flows through to the impressive kitchen. Just off the kitchen is the large family room which flows seamlessly through the double stacker doors out to an expansive covered entertainment deck which spans the whole length of the home and captures one of the best views that Fadden has to offer. The perfect spot to entertain guests, enjoy a summer BBQ, or just unwind after a big day. The main bedroom is complete with built in robes and a tastefully renovated ensuite. The other 3 bedrooms are generously sized and 2 are fitted with built in robes, and serviced by the main bathroom which has also been renovated and offers both bathtub and shower plus a separate toilet. Homes on Bugden don't usually have the best parking options, however the owners have built a drive through carport down to another oversized double carport located under the deck, and ample open air car accommodation for all the family and invited guests or a great space for the kids to ride their bikes safely. Under the house is an abundance of storage options, workshop and a multi-purpose space which is currently a wine cellar/ music room. All the hard work is done. Over the years the owners have created a fantastic working garden to pass onto the new owners where they have planted fruit trees, built raised vegetable garden beds and installed green house. This home has it all. Offering convenient locality to Fadden primary, local parks, walking trails, shops, public transport, Fadden, Gowrie and Erindale shops, South Point, Government offices and amenities. A must-see for all families looking for a turn-key home in a dreamy location.

The Perks: • Single level home • Million dollar views • Span-line pergola • Metal framed deck • Double glazed windows throughout the home • Ducted gas heating • Evaporative cooling • Additional split systems • Plush carpet • High grade laminate floors • Stone kitchen benchtops • Miele appliances • Quality S bend sheers and block-out curtains • Plantation shutters • Ceiling fans in 3 bedrooms • Renovated bathrooms & separate toilet • Solar panels with battery • Established gardens

The Numbers: • Internal living: 162m<sup>2</sup> • Deck: 69m<sup>2</sup> • Total: 231m<sup>2</sup> • Block: 929m<sup>2</sup> • EER – 2 stars • Rates: \$905 per quarter