

**395 Bugden Avenue, Fadden, ACT 2904**

LUTON

**House For Sale**

Friday, 24 May 2024

395 Bugden Avenue, Fadden, ACT 2904

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 780 m2**

**Type: House**



Team Rahi and Nader  
0481081251

**\$1,099,000**

In the heart of Fadden and famous Bugden Ave, this five-bedroom, three-bathroom home is beautifully presented and ready for lucky new owners to move straight in. This property, with magnificent hill views, is sure to provide a picturesque outlook and is the ideal setting to cater to a growing family who appreciates space and quality. This updated home features an entry foyer, open plan separated living and dining areas, and a generous updated kitchen with plenty of space and cupboards. Living and dining are open to a huge, enclosed deck with a magnificent view. The ducted reverse cycle AC unit brings comfort to all four bedrooms and living areas. The generous fifth bedroom downstairs, with an updated ensuite and separate access to the outside, can be a perfect option for your guests, teenagers, or other family members who stay with you. A double lockup garage with plenty of space for storage and a workshop attached. There is also more space under the laundry for storage or a wine cellar. Picture yourself enjoying the superb views and sunsets with easy indoor-outdoor transitions to a variety of outdoor areas for year-round entertaining purposes. This once-in-a-lifetime home feature is rare to come by. This impressive home has everything the astute purchaser is looking for and homes of this calibre are hard to find.

- Five bedrooms
- Three Bathrooms (2 ensuites)
- Main bedroom with private balcony
- Separate living areas
- Updated Kitchen
- Ducted reverse cycle AC
- Huge, enclosed deck and balcony with magnificent views
- Gas heating for the fifth bedroom
- Built-in robes in all bedrooms
- Built-in Linen closet
- Further storage under house
- Cute private, cosy front yard
- Low maintenance backyard
- Double lock up garage with automatic doors
- Plenty of car spaces
- Close to all amenities
- Living Size: 227 m2 approx.
- Garage: 38 m2 approx.
- Block size: 780 m2 approx.
- UV: \$595.000
- EER: 2.0
- Rates: \$3,273 (approx.)