

41 Bertram Street, Fadden, ACT 2904



House For Sale

Saturday, 30 September 2023

41 Bertram Street, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Paul Sutton



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AUCTION

Stylish and spacious family home nestled in tightly held Fadden. With stunning views of the Brindabella's, this home delivers modern amenity in one of Tuggeranong's most sought-after suburbs. With an expansive floorplan and sprawling outdoor entertainment options, this home stands above. With four generous sized bedrooms and two bathrooms, several distinct living spaces, outdoor entertainment and a versatile floor plan this home has been transformed. It delivers an incredible family retreat and a true entertainer's lifestyle. External lighting creates a beautiful feel at night. With a large deck and patio, expansive lawns and gardens, the kids and pets will have plenty of space to run around while parents relax. A state of the art gourmet kitchen, including an expansive granite benchtop, acts as the home's hub for family connections. A separate dining and two separate sitting rooms provide ample space, spanning over 220 square metres on a large 732 m² (approx) block. The home has a perfect 6 star energy rating. With Tasmanian Oak hardwood flooring and new high quality wool carpet in all bedrooms, comfort and luxury is assured year-round. The double-glazed windows and French doors provide additional thermal benefit. The home has a large solar system, lowering electricity costs throughout the year. A 6-star energy rating is incredibly rare. Feature Summary:

- Modern kitchen with granite benchtop, high-end appliances, space for entertaining
- New woollen carpets add luxury to the 4 generous sized bedrooms with built-ins
- Elegant front entrance
- Elevated block, panoramic views of the Brindabellas
- Reverse cycle air-conditioning and fans throughout
- Large rumpus room/home office/teen retreat
- Attic storage
- Hardwood Tasmanian oak timber floors throughout
- Ducted gas heating
- Solar panels
- Generous double garage with ample room for workspace automatic doors, internal access and sensor lights as you drive in
- Established and beautifully maintained easy-care gardens
- Close to great schools, local shops and playing fields - you'll love the ease of connectivity with Tuggeranong and Woden town centres.