

42 Appel Crescent, Fadden, ACT 2904

Sold House

Sunday, 20 August 2023



42 Appel Crescent, Fadden, ACT 2904

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 723 m2

Type: House



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Contact agent

Superbly located in one of the most sought after Streets in Fadden, across the road from Wanniasa Hills Nature Reserve, is 42 Appel Crescent. A split level architecturally designed home with much segregation, formal and informal living, indoors and out, surrounded by established grounds and impressive views across the Tuggeranong Valley. When entering the home you will find the light filled lounge room with stunning views, separate formal dining area, updated open plan kitchen and family room area that flows through to the outdoor entertaining deck areas. With a total of three bedrooms, the main with ensuite bathroom located on the entry level, the remaining two bedrooms serviced by the main bathroom are on the lower level. With endless storage including a large storage room under the stairs this home should be on your inspection list. Within walking distance to local schools both private and catholic, public transport and a short drive to the Erindale Centre, Chisholm shopping precinct and access main arterial roads to the Monaro Highway, Woden shops and Tuggeranong town centre. Other features:

- Across the road from Wanniasa Hills Nature Reserve
- Elevated rear deck to be completely opened up into one entertaining space
- Reverse cycle air-conditioning/heating to family, kitchen, dining and lounge room
- Split AC system to main bedroom
- Double brick garage
- Powered garage door
- Remote release to courtyard door
- Built in storage in garage, laundry plus under stairs and under house come wine cellar
- Zoned irrigation system
- 51sqm of garage / workshop
- Induction cooktop
- Expansive views of Tuggeranong Valley and Brindabella's
- Enclosed courtyard
- Multiple entertainment options
- Extensive kitchen prep area
- Segregated main bedroom with ensuite bathroom
- Flexible/living areas
- Mature gardens incorporating trees, flowering shrubs and plus fruit trees.

UCV: \$604,000 Rates: \$3,270 pa approx. Land tax: \$5,609 pa approx. EER: 2.0 Living area: 156 sqm Land size: 723 sqm