

45 Chataway Crescent, Fadden, ACT 2904

Sold House

Friday, 1 September 2023



45 Chataway Crescent, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1184 m2

Type: House



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A bespoke Playoust built family home, located in the sought-after suburb of Fadden in an incredibly private setting. This architectural residence pays homage to its natural environment and is thoughtfully designed with the flexibility to accommodate families at any stage of life. Set on a huge 1,185m² (approx.) parcel of land and offering a practical layout, with multiple living areas and set among beautiful established native gardens, don't miss your opportunity to secure this magnificent home.

FEATURES

- Gorgeous family home with incredibly flexible floor plan
- Falls into new RZ1 dual occupancy rules - this block has great potential to build a second dwelling
- Large, segregated main bedroom with ensuite and walk-in robe
- Three additional bedrooms, three with built-in robes
- Solid timber kitchen with quality appliances and ample cupboard and bench space
- Family room with cosy wood fireplace
- Spacious formal living and dining area
- Generous rumpus room
- Home office with desk and storage
- Large main bathroom with spa bath
- Ducted gas heating
- Ample storage throughout
- Security system
- New carpets throughout
- Separate laundry
- Covered pergola, great for entertaining
- Double lock up garage with automatic door
- Separate studio adjacent to garage, with air conditioning
- Beautiful established native garden with automatic watering system
- Walking distance to Fadden Primary School, Fadden Pond, and Mt Wanniasa walking trails
- Short drive to Holy Family Primary School, Gowrie Shops, Erindale Shopping Centre, The Canberra Hospital, and Woden and Tuggeranong Town Centres

WHAT THE SELLER LOVES ABOUT THE HOME

1. Greenery from every window.
2. The native beehive, goanna family, tawny frogmouths and native birds that visit every day.
3. The warm mid century feel of the house that is retro cool and built for family moments and entertaining loved ones.

STATISTICS (all figures are approximate)

EER: 5
Home size: 220m²
Garage: 35m²
Studio: 17m²
Land Size: 1,184m²
Year Built: 1983
Land Value: \$635,000 (2023)
Rates: \$1,000 per quarter
Land Tax: \$1,794 per quarter (only applicable if not primary residence)
Rental Range: \$700 - \$720 per week