

45 Dash Crescent, Fadden, ACT 2904



Sold House

Sunday, 13 August 2023

45 Dash Crescent, Fadden, ACT 2904

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 927 m2

Type: House



Josh Morrissey
0437799234



Katrice Velnaar
0411449071

Contact agent

What you see: A one of one, completely renovated and designed to deliver the holiday feeling on a permanent basis. Your entertaining is covered for both the adults and the kids with summer barbecues overlooking the Brindabella's and Sunday swims after shooting hoops with friends. All within a sought-after location and walking distance to everything Fadden is known for. What we see: A lifestyle for a lifetime. See more: North facing, fully renovated tri-level residence in a sought-after pocket of Fadden. Gourmet kitchen with Caesarstone waterfall benchtop, mirror splashback, ample storage and a spacious butler's pantry with sink. Appliances include Bosch double ovens, integrated dishwasher, induction stove and Billi tap. Dining with an outdoor entertaining alfresco that features stacker doors for seamless integration and stunning views across the Brindabella Ranges. Ground floor Master bedroom with walk in robes and oversized en-suite including a dual vanity. Four additional spacious bedrooms (two with walk in robes). Multiple living areas for a flexible floorplan across all levels and raked ceiling to lounge. Rumpus room (with attached en-suite) and access to lower alfresco. Study. Under stair storage. Oak flooring. Modern main bathrooms featuring wall hung vanities and high end finishes. Swimming pool with heat pump, salt chlorinator and robotic cleaner. Modwood deck and pool blanket storage unit. Custom Chicago Bulls basketball court with mega slam system. Ducted reverse cycle heating and cooling with additional ceiling fans in three bedrooms. Low maintenance landscaped gardens. Natural light filled throughout. Secure double garage with epoxy resin flooring, internal access and additional storage. 11.1kw solar system with 30+ panels and Fronius inverter. Additional off street parking for trailer/boat/caravan. Security system with alarm and CCTV. Adjacent to greenspace and walking/bike path's to Holy Family Primary, Fadden Primary, Fadden oval and Fadden Shop and away from main roads. Within 5 minutes' drive to St Mary MacKillop College. Within 6 minutes' walk to Hilton Playground. Within 3 minutes' walk to Fadden Primary School. Within 4 minutes' walk to Fadden Shops. Within 4 minutes' drive to Holy Family Primary School. Within 5 minutes' drive to Erindale Shopping Centre. Within 23 minutes' drive to Canberra CBD. Ground Level: 70.3m² Upper Level: 161.3m² Total Living: 231.6m² Garage: 74.5m² Block Size: 927m² Built: 1982 EER: 5.0 Rates: \$3,358 p.a Rental Range: \$1,200 - \$1,400 p.w Land Tax: \$5,797 p.a UCV: \$709,000 (2022) Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries