

45 Maughan Crescent, Fadden, ACT 2904



Sold House

Friday, 29 September 2023

45 Maughan Crescent, Fadden, ACT 2904

Bathrooms: 2

Parkings: 4

Type: House



Steven Thomas

0419888026

\$1,320,000

45 Maughan has lovely street appeal on arrival with rendered finish and fresh paint. You are immediately taken by the panoramic views across Tuggeranong valley to the Brindabella's. A north facing Tuscan style courtyard, with slate warmly greets you on arrival. It is obvious from the outset this is a "builders own" home with huge rooms throughout, high ceilings and quality finishes. Through a formal entrance a large sun drenched lounge is to front of home. Adjacent is a full size dining room. The kitchen features stone benchtops, Tasmanian oak joinery, 900mm Smeg pyrolytic double oven, Blanco 5 burner gas cooktop dishwasher and ducted rangehood. Huge storage is provided with extra Tasmanian oak cupboards to family room. The family room is spacious and has stunning views to west. A high-quality rear steel framed deck and alfresco pergola with insulated roof line will be ideal for entertaining and family gatherings. All bedrooms are oversized the master has walk in robe and ensuite. Actron ducted reverse cycle air conditioning system will ensure year round comfort. This combined with a high feed in tariff solar voltaic system, means reduced energy bills for the lucky buyer. Downstairs a large rumpus room will be perfect for hobbies sports or as a self contained flat. A Full-size laundry has the third shower to home. A second storage/utility room is to north of laundry. The home has amazing storage options including an under house wine cellar / storage area. The double garage is large with workshop space in front of cars. The garden has vegetable beds and lawn space to both back and front yard. Adjacent Bugden Avenue is a sunny seating area and pergola. A small grassed area is adjacent the Tuscan style courtyard to front of home. This is a "builders own" huge family home and will catch the eye of buyers wanting genuine old school quality in a premiere location. 4 bed ensuite with double garage 5 living areas lounge, dining, family, rumpus and multi purpose / store 45c solar voltaic feed in kitchen features stone benchtops, Tasmanian oak joinery, 900mm Smeg pyrolytic double oven, Blanco 5 burner gas cooktop dishwasher and ducted rangehood Actron hi capacity reverse cycle heating and cooling Oversized bedrooms Sunny living areas and outdoor areas Huge rear deck and insulated pergola with panoramic views Spa bath with views to mountains Huge storage spaces and extra quality Tasmanian oak joinery Lovely front courtyard Veranda's and outdoor paved areas Near local quality schools and Erindale shopping precinct, short drive to Woden and Canberra Hospital