

458 Bugden Avenue, Fadden, ACT 2904



House For Sale

Thursday, 11 January 2024

458 Bugden Avenue, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1212 m2

Type: House



Kellie Chalker

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Auction 17/02/2024

Spacious, striking and spread across a single level, this substantial four-bedroom home is made for family entertaining. A huge covered terrace to the rear runs almost half the length of the house and is fully kitted out with ceiling fans, stone bench seating, a built-in barbecue and prep area. If that's not enough to get the party started, then an elevated sun deck and terrace beside the saltwater swimming pool are sure to appeal. Cooler days will see guests gather in the massive formal living room around the gas open fire that's set in a stunning stacked-tile surround. There's also plenty of space for day-to-day family life with an epic eat-in kitchen that flows through French doors to a private terrace, while a second zone adjacent could be set up as a formal dining area or family room. With enough off-street parking to accommodate everyone, including an oversized double garage that has a door which opens onto the front verandah - perfect for unloading groceries without getting wet - and a dedicated boat, trailer or van bay, vehicle storage is solved. But the other huge asset here is the proximity to everything your family needs. Walk to Erindale shopping centre, Fadden and Holy Family Primary Schools or Erindale college. Explore the trails of the Wanniasa Hills Nature Reserve, try out the six playgrounds within easy reach or stroll Fadden ponds. This home will also give you fabulous commuter access to Tuggeranong and Woden. Features include:

- Large family home on a huge 1212sqm corner block
- Fresh paint and new flooring throughout
- Double-glazing
- Contemporary tilt-and-turn windows
- Five burner gas cooktop, double oven and breakfast bar to kitchen
- Master ensuite with double sink-vanity and floor-to-ceiling tiles
- Generous bedrooms, three with built-in wardrobes
- Family bathroom with freestanding soaking tub and frameless glass shower
- Ceiling fans throughout
- Ducted heating and reverse-cycle air conditioning
- Roof restoration
- Secure rear yard
- Barbecue area
- Easy-care gardens
- Fruit trees
- Water tank
- Saltwater pool with pool cover
- Colorbond fencing
- Off-street parking for up to six cars plus gated space for a caravan, trades vehicle or boat

Outgoings and property information (approx): Block: 1,212sqm Living: 168.64sqm Garage: 52.85sqm Rates: \$3,371.98pa Land tax (if rented): \$5,833pa Expected rent: To be advised Year built: 1982 EER: 1.0 Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.