

47 Chataway Crescent, Fadden, ACT 2904

House For Sale

Thursday, 4 April 2024

47 Chataway Crescent, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 904 m2

Type: House



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Auction

Situated in the popular suburb of Fadden, this incredible home is built to last the test of time. Combining generous proportions, flexible living spaces and a great aspect, the home has been brilliantly designed to separate communal areas from sleeping quarters for added privacy and functionality, and features a large deck and pergola area for year-round entertaining. Fadden Pond remains a casual stroll up the road perfect for lazy Sunday walks, and schools, shops, and cafes only a short drive away.

FEATURES

- Large family home in a wonderful street
- Segregated master bedroom with walk-through robe and ensuite bathroom
- Three additional bedrooms, two with built-in robes
- Generous sunken formal living room with functioning wood fireplace
- Formal dining room with access through bi-fold doors to outdoor entertaining deck
- Centrally located kitchen with granite bench tops and ample cupboard and bench space
- Family room or meals area off kitchen with bi-fold doors to deck, and built-in projector and screen
- Large main bathroom with spa bath
- Good sized separate laundry
- Ducted gas heating throughout
- Split system air conditioning units in master bedroom, second bedroom and third bedroom
- Huge outdoor deck and pergola, great for year-round entertaining
- Sizable backyard with cubby house, raised veggie gardens, garden sheds and covered storage area
- Above-ground swimming pool, heated via heat pump for an extended swimming season
- Double carport with remote controlled doors and covered access to front door
- Additional single carport
- Large workshop behind carport with loft storage
- Walking distance to Fadden Primary School, Fadden Pond, local playgrounds, and local shops
- Short drive to Holy Family Primary School, Erindale or Chisholm shopping centres, and Tuggeranong and Woden town centres
- Easy access to Wanniasa Hills Nature Reserve and Fadden Pines

WHAT THE SELLERS LOVE ABOUT THE HOME

1. The lifestyle the house provides year round; lazing on the deck by the heated pool when it's warm, roasting marshmallows on the indoor fire in winter, or watching a movie on the projector on rainy days.
2. Daily walks to the picturesque Fadden pond to watch the ducks and hear the frogs, or a brisk hike in the bush to amazing views over Canberra, or a hassle free 5 minute walk for the school run!
3. Plenty of space to spread out with multiple indoor and outdoor living spaces, huge backyard and a large undercover workshop with electricity for the tinkerer.

STATISTICS (all figures are approximate)

EER: 3.0 Home Size: 163m² Double Carport: 36m² Land Size: 903m² Construction: 1983 Land Value: \$579,000 (2023) Rates: \$816 per quarter Land Tax: \$1,400 per quarter (only applicable if not primary residence) Rental Range: \$850 - \$870 per week