

6 Bouchard Place, Fadden, ACT 2904

LUTON

Sold House

Friday, 11 August 2023

6 Bouchard Place, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 718 m2

Type: House

\$1,120,000

Michael Martin & Ben Holder from Luton Properties are excited to present to the market 6 Bouchard Place Fadden. Come home to elegance, comfort and style with a flawless design and beautifully appointed interiors that 6 Bouchard Place, Fadden has to offer. With a contemporary earthy tone palette, a generous amount of natural light, and a versatile floorplan, this home is not one you want to miss out on! Whether you envision cosy family gatherings, or quiet areas to relax, the large living areas offer versatility and endless possibilities. Expansive rooms seamlessly flow into one another, providing a sense of openness and freedom, perfect for families of all sizes. The gourmet kitchen boasts quality countertops, an abundance of storage space, and quality stainless steel appliances. This kitchen also offers a gas cooking that will delight food enthusiasts and elevate your culinary creations. The private king-sized master bedroom boasts privacy by design and features mass amounts of storage with two separate walk-in robes, and a deluxe ensuite. Family excellence continues with another three generously sized bedrooms, two of which have built-in wardrobes. The space continues to flow through to the outdoor entertaining area with a large, covered deck, a lush green yet low maintenance backyard which is perfect for families of all sizes, and for all guests to enjoy a morning breakfast or a summer's dinner. Car accommodation comprises of a very spacious double garage with a tiled room out the back with an option to enclose and make into a workshop, man cave, additional entertaining, an extended garage or a self-contained flat. Nestled in a sought-after neighborhood and a delightful cul-de-sac, this home is conveniently located within walking distance or very short commute to Fadden Primary School, Holy Family Primary School, Tuggeranong Veterinary Hospital, Gowrie Primary School, Common Grounds Café, Erindale Shopping Centre, South Point Shopping Centre, Public Service Departments and many other outstanding amenities. Key Features | 4 Bed | 2 Bath | 2 Garage Absolutely stunning street appeal on arrival Offering a renovated single level four bedroom home in a premier cul-de-sac in Fadden An expansive 177 sqm of exceptional living space Four bedrooms of accommodation three with built in robes Completely segregated master bedroom with two separate walk in robe and an deluxe ensuite A complete centerpiece kitchen with gas cooking, stone benchtops and servery window Lounge room on entry with built in seated bench Dining and family room with exceptional natural light Sizeable mudroom for coat, shoe or additional storage Light hybrid vinyl flooring throughout for easy care 8 solar panels installed for your energy saving benefits A double lock up garage with exceptional off-street parking options Additional tiled space out the back with an option to enclose and make into a workshop, man cave, additional entertaining, an extended garage or a self-contained flat A stunning West facing covered outdoor deck/pergola for year-round entertaining Ducted gas heating and evaporative cooling throughout the home Beautiful lush green lawns surrounded by new colourbond fencing Key Information | Living: 177 sqm Block: 718 sqm EER: 2 Stars UCV: \$524,000 Rates: \$687.25 per quarter Land Tax (if rented): \$1,041 per quarter To register your interest, please call Michael on 0411 748 805 or Ben on 0403 516 244. This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!.