

64 Appel Crescent, Fadden, ACT 2904



House For Sale

Friday, 24 May 2024

64 Appel Crescent, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 961 m2

Type: House



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Auction 15/06/2024

Reminiscent of a high-end ski lodge, complete with mountain views and an indoor swimming pool, this executive home in the foothills of the Wanniasa Hills Nature Reserve makes it easy to holiday at home year-round. Exposed beams, raw brick, timber millwork, and slate floors at the front entry add to the apr s-ski vibe. With the main access at ground level, the home then follows the slope of its 961sqm block, providing two storeys across two distinct wings, and plenty of spaces for every member of the family to relax in or call their own. The lounge and dining rooms encircle the high-end kitchen with easy access to the entertainers' deck where you'll enjoy the best of the Brindabella Range views. Like the lounge room, the nearby study benefits from unobstructed northerly views to the Wanniasa Hills bushland. In the opposite wing of the house is the peaceful and palatial master bedroom which has its own private balcony with mountain views, plus an attached Scandi-style two-way bathroom complete with oval spa bath. A fourth bedroom on this level makes it an ideal set up for families with a young child while bedrooms two and three on the lower level share their own bathroom and would be great for extended family or older kids, who will appreciate direct access to the downstairs rumpus. Positioned in one of Fadden's most prestigious streets a 10-minute walk from Fadden Primary School and with easy access to other top-rated schools, bushland trails, Erindale, Tuggeranong and Woden, picture your lifestyle in this premium location. Features include:

- Executive home in prestige locale
- Adjacent to Wanniasa Hills Reserve
- Indoor swimming pool
- Entertaining decks off master suite and living
- Stunning views to the Brindabella Ranges
- Northerly aspect
- Segregated living areas
- Dedicated work from home space
- Built-in wardrobes
- 13kW solar system
- Off-peak in-slab heating
- Reverse cycle air conditioning
- Ceiling fans
- Heat pump hot water
- Under-house storage
- Wine cellar
- Double garage
- Plenty of additional off-street parking

Outgoings and property information (approx):

- Block: 961sqm
- Living: 338.42sqm
- Garage: 39.43sqm
- Rates: \$4,146.10pa
- Land tax (if rented): \$7,479.40pa
- Expected rent: \$900 - \$950pw
- Year built: 1993
- EER: 2.5

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.