

8 Payne Place, Fadden, ACT 2904

Sold House

Thursday, 9 November 2023

8 Payne Place, Fadden, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 902 m2

Type: House



Anthony McCormack
0425283588



Mikaela Chan
0416772767

Contact agent

This lovingly maintained home is on the market for the first time in 40 years, having served one family well, and ready to welcome another. Perfect for the astute buyer who is looking for quality and a flexible layout, with light-filled living spaces that link perfectly for full utilisation of both indoor and outdoor areas of the home. Positioned in an incredibly private setting backing the nature reserve, and only a short walk to local Primary Schools and Fadden Pines. REGISTER YOUR INTEREST HERE: <https://prop.ps/l/7x00JiriD67k> FEATURES • Fantastic family home in a peaceful setting • Master bedroom with ensuite and walk-in robe • Oversized second bedroom with walk-in robe • Two additional bedrooms, both spacious and with built-in robes • Open-plan kitchen, living and dining area with abundance of natural light • Courtyard off living room with large sliding doors, allowing natural flow from inside to out • Renovated kitchen with modern appliances and ample cupboard and bench space • Updated bathrooms • Laminate flooring throughout the entire property - a scratch and stain-resistant flooring finish allows for care-free, easy-maintenance living with contemporary design • Ducted heating for year-round comfort • Ceiling fan in the family room • Double carport • Multi-purpose room off carport with power, great for storage, a workshop or a study space • Secluded privacy on a battle-axe block backing onto nature reserve as well as foot paths (allows for very secure and safe play areas for children) • Lovely outlook of greenery from all windows • Great storage throughout • Multiple outdoor entertaining areas • Manicured and mature garden that is easy to maintain • Garden shed • Quiet and family-friendly neighbourhood • A few minutes walking distance to Holy Family Primary and Fadden Primary School, and Fadden Pines (no need to cross any roads) • Easy drive to Chisholm Shopping Centre, Erindale Shopping Centre, Tuggeranong Town Centre, and Woden Town Centre • Easy access to public transport and major roadways to the city WHAT THE SELLERS LOVE ABOUT THE HOME 1. Every morning we wake up and enjoy a morning walk in the beautiful neighbourhood, it's always a magical moment when the kangaroos visit. 2. Being on a battleaxe, our home is like a sanctuary. So quiet, private and secluded, yet in the heart of suburbia with such easy access to everything we need. 3. We love the happy family memories that we will always have, making this home filled with joy and love, now ready for a new family to create their own happiness. STATISTICS (all figures are approximate) EER: 3 Home Size: 187m² (incl. store room) Carport: 33m² Land Size: 902m² Construction: 1983 Land Value: \$519,000 (2023) Rates: \$848 per quarter Land Tax: \$1,469 per quarter (only applicable if not primary residence) Rental Range: \$740 - \$770 per week