

10 Appel Crescent, Fadden, ACT, 2904

House For Sale

Thursday, 1 August 2024



10 Appel Crescent, Fadden, ACT, 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Brett Hayman
0411414624

Great family home with stunning views

With stunning, uninterrupted views of the Brindabella's and a quiet, elevated position, 10 Appel Crescent, Fadden is the perfect home for those looking for space, privacy and lifestyle. Featuring a large family room and additional sitting room, spacious dining room, an open plan kitchen with quality appliances, and two generous outdoor entertaining areas, there is plenty of room for entertaining or for a quiet moment. Your year-round comfort will be taken care of, courtesy of the ducted gas heating, reverse cycle air-conditioning, and Regency freestanding gas log fireplace, or enjoy the natural breezes from the large covered alfresco area to the front of the home.

Low maintenance timber floors furnish the flexible floor plan. There are four bedrooms in total, an air-conditioned master suite with private sunroom and a remodelled ensuite, the three remaining bedrooms are also serviced by a recently updated bathroom, complete with bath and built in frameless shower. There is a large covered entertaining area to the rear of the home, overlooking terraced grounds and landscaped gardens, the ideal place for kids to play, or friends to gather. This truly is an impressive home, close to amenities, with splendid views you won't tire of, and plenty of space for all.

Property features:

- Elevated four bedroom home on 843m² block
- Uninterrupted views of the Brindabellas
- Landscaped and terraced gardens
- Spacious living area, access to substantial covered alfresco deck
- Dining area adjacent to open plan kitchen with gas cooktop, gas hot water, stainless steel appliances, Miele dishwasher
- Second sitting room
- Four bedrooms, master with private sunroom and ensuite
- 3.7Kw reverse cycle air- conditioning in master bedroom
- 7Kw reverse cycle air-conditioner in the living area
- Ducted gas heating, ceiling fans throughout
- Free standing gas log fireplace
- Large covered outdoor entertaining area to the rear of the home
- Separate lock-up garage, attached carport (carport not approved)

Close to:

- Fadden Primary
- Erindale Shopping Centre
- Vikings Club
- Holy Family Primary
- Wanniasa School Senior Campus
- Mary Mackillop College
- Indoor pool and gym Erindale

EER: 3.0

Living Area: 159m²

Rates: \$3,450 pa (approx)

Land Tax: \$6,542 pa (approx)

Land Size: 843m²

Land Value: \$622,000 (2023)