

55 Dash Crescent, Fadden, ACT, 2904

LUTON

House For Sale

Thursday, 15 August 2024

55 Dash Crescent, Fadden, ACT, 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Justine Burke



Darren Wilson

Spacious Family Home with Stunning Views

Nestled in a quiet, leafy street and embraced by a serene nature reserve, this expansive tri-level, four-bedroom family home offers endless possibilities.

Step into elevated living areas flooded with natural light, where a large lounge room boasts full-height windows and exposed timber beams, adding a touch of character and enhancing the sense of space. Bask in the warmth of sunlight streaming in during winter, creating a cozy haven to chase away the seasonal blues. The separate dining room offers a picturesque view of the Brindabella mountain range and connects seamlessly to the family room and a functional, family-sized kitchen with ample storage and bench space.

Accessed from the family room and kitchen, a large timber deck provides a panoramic outlook towards the Brindabellas. Perfect for entertaining, relaxing with a drink, or keeping an eye on children and pets playing in the secure backyard, the deck adds immeasurable intrinsic value to this family home.

All four bedrooms are situated on the middle level, each featuring built-in wardrobes. The main bedroom boasts an upgraded ensuite and a wall of built-in wardrobes, while the also upgraded main bathroom, centrally located to the bedrooms, offers convenience and style. The ground floor, accessible from the garage, houses a spacious rumpus room that can serve as a playroom, home office, or teenage retreat the options are limitless.

The secure backyard wraps around the rear of the house, offering a mix of shade trees, established gardens, vegetable beds, lawn, and paved areas. This creates a picturesque view from the deck and provides ideal play areas. Conveniently located just a stroll away from Fadden Primary School, parks, and playgrounds, and a short drive from Erindale Shopping Centre and main transport routes to Woden and Tuggeranong town centres.

Large, livable, and light-filled, even in the ground floor rooms, this expansive family property is ready for new owners to make it their own. Don't miss the opportunity to envision your future here.

Features:

- Spacious tri-level four-bedroom family home
- Quiet, leafy street location
- Large lounge room with front garden views
- Exposed timber beams in vaulted ceiling
- Separate dining room with scenic hill views
- Family/meals area opening to kitchen and large timber deck
- Kitchen with Bosch dishwasher, ceramic cooktop, wall-hung oven
- Double sink, abundant storage and bench space, breakfast bar
- Well-sized bedrooms with built-in wardrobes
- Main bedroom with upgraded ensuite
- Upgraded main bathroom with shower, bath, and separate toilet
- Ground floor rumpus room and laundry
- Double blinds throughout
- Ducted gas heating
- Reverse cycle air conditioner in lounge room, ceiling fan
- Double garage with internal access and workspace area
- Walking distance to Fadden Primary School
- Nearby parks and playgrounds
- Close to Erindale Shopping Centre
- Short drive to Tuggeranong and Woden shopping malls
- Easy access to main transport routes

?? Rental appraisal of \$725 to \$775 per week

EER: 1.5

Land Size: 691m²

Living Size: 176m² (approx.)

Land Rates: \$2,933 p.a (approx.)

Land Value: \$515,000 (approx.)