

62 Partridge St, Fadden, ACT, 2904



House For Sale

Thursday, 1 August 2024

62 Partridge St, Fadden, ACT, 2904

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House

PLENTY OF ROOM FOR THE FAMILY!

This well-appointed family home presents an exceptional opportunity to enjoy modern living in a fantastic location. Discover a range of living area options in this two-storey home offering a perfect blend of contemporary comfort and versatile living spaces. Located in the suburb of Fadden, this property is ideal for families seeking room to grow and modern conveniences.

Key Features:

Three Generously Sized Bedrooms: Upstairs, you'll find three spacious bedrooms, each with built-in robes and ceiling fans. The main bedroom boasts a private ensuite, offering a serene retreat.

Modern Kitchen: The renovated kitchen is a chef's delight, featuring sleek stone benchtops, gas hotplates, large 900mm oven and integrated dishwasher - ideal for preparing meals and entertaining guests.

Elegant Living Areas: Enjoy the beauty of parquet flooring throughout the main living areas. The home includes a comfortable lounge, separate dining area, and a family room that caters to all your living and entertaining needs.

Versatile Spaces: A large tiled garden/rumpus room with a built-in spa provides a perfect space for relaxation or social gatherings. Additionally, a large versatile room with separate entry access offers flexibility for use as a bedroom, playroom, or great home office.

Convenient Extras: The home also includes an additional bathroom adjacent to the laundry for added convenience, reverse cycle air conditioning (2 units downstairs & 1 unit upstairs) to keep you warm during the cooler months, and a large covered pergola for outdoor enjoyment.

Double Lock-Up Carport: Parking is provided with a double lock-up carport (tandem) with remote access that accommodates multiple vehicles.

Prime Location: Just a short walk to Fadden Primary School and close to local shops, this home offers excellent proximity to essential amenities and educational facilities.

Stats:

Internal size: 213m² approx.

Block size: 766m² approx.

UV: \$573,000 approx.

Rates: \$3,127 per year approx.

Lax Tax (if rented): \$5,729 per year approx.

EER: 1

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