

# 7 Courtice Close, Fadden, ACT 2904

LUTON

## House For Sale

Sunday, 23 June 2024

7 Courtice Close, Fadden, ACT 2904

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 928 m2

Type: House



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## Auction

Welcome to 7 Courtice Cl, Fadden an outstanding double story five-bedroom home on a elevated block in the heart of Fadden. Convenient located in a quiet street near Fadden Hills this exceptional 929m<sup>2</sup> block of land has an array of luxury features for any family to fall in love with. The circular driveway greets you and you immediately notice the mature garden incorporating trees and hedges that offers privacy from the street. On entering the home, the entrance hall welcomes you with slate flooring and an exposed brick feature wall with a stunning staircase leading you to the upstairs bedrooms. The formal lounge is complimented with an open wood fireplace ideal to entertain family and friends or relaxing after a busy week. The large dining room leads you through to the spacious kitchen and family room complete with a solar skylight and a sunny outlook. The modern designer kitchen has a large island bench, ample storage space and homely feel. Appliances include, Miele oven, Miele in-built microwave, Miele dishwasher a Miele induction cook top for your premium luxury. The bay window looks through to the back garden to the entertaining space offering plenty of natural light. The separate rumpus rooms woodfire heater, enough to heat the entire house. This space is perfect for a teenage retreat. With a separate entrance this room is ideal to run a small business from home or secondary accommodation for relatives. The grand master suite includes 20 square meters of space with its own separate balcony designed to maximize privacy but enjoy the view. The sizeable walkthrough robe leads you through to the ensuite. With its own reverse cycle air conditioning unit as well as the ducted air conditioning upstairs offers the ultimate hidden sanctuary. The master bedroom also has an attached studio space and exceptional storage space. There are four additional bedrooms located upstairs, all have built in robes. The fourth bedroom has its own outdoor deck and looks onto to the back garden, it can also be used as a home office as it has a fixed wall-to-wall bookshelf for a library. The main bathroom is noticeably spacious with a full-length vanity and a separate toilet, perfect for the growing family. The large back garden is segregated into two sections. The paved courtyard which is beautifully designed with a feature stone retaining wall and two circular stone garden beds. Its unique stone Woodfire BBQ area with the covered entertaining area makes it a perfect spot to enjoy weekend gatherings. The second area has a sectioned for its raised veggie garden and its very own orchard including orange, mandarin, lemon, cherry, apricot, nectarine, limes, grapefruit, sweet lemon, tangerine, loquat, mini guava, apple, and plum trees to name a few. The lawn and rear garden are fully fenced with 1.8m colour bond fencing and a complete automated irrigation system. To top this all off the large entertaining deck can be accessed via the curved bridge from the upper levels. This luxury home is certainly worth seeing and is truly something special. Note: This property is currently tenanted and digital furniture has been added. Features: - Stunning street appeal as you arrive with a circular driveway- Five generous sized bedrooms - Oversized master bedroom with a studio, a walk-through robe and ensuite- Luxurious formal lounge with an open wood fireplace- A formal dining suitable for a large family- Modern kitchen with a large bench top, quality appliances, and exceptional cupboard space - An open plan family room with a solar skylight, internally wired for surround sound and security CCV system - A separate rumpus room with cathedral ceiling to maximise space and its own external access- Ducted reverse cycle air conditioning upstairs, split reverse cycle air conditioning downstairs and to master bedroom and studio/study. - Slow combustion wood fire heater, open fireplace in rumpus and wall space heaters in various rooms - 10kW solar system installed to eliminate all electricity bills - Established and stunning landscaped gardens with various fruit trees - A completely automated irrigation system for both the front and back gardens - 4K Ultra HD 8 channel security system installed with remote access through your smart phone - A spacious entertaining deck with access via the curved bridge from the upper levels- Only a short distance to Fadden Primary School, South Point Shopping Centre, Woden Plaza, The Canberra Hospital, award winning restaurants and many public service departments.- Cabled for surround sound and a security CCV system.

Statistics: Living size : 243 m<sup>2</sup> Garage size : 53 m<sup>2</sup> Block size : 928 m<sup>2</sup> EER: 1 Stars UCV: \$664,000 (2023) Rates: \$908 p/q (approx.) Land Tax: \$1587.84 p/q (approx.)