

13/45 Stopford Cres, Fadden, ACT, 2904



Townhouse For Sale

Saturday, 28 September 2024

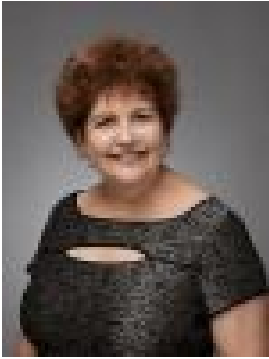
13/45 Stopford Cres, Fadden, ACT, 2904

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Christine Shaw
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Christine Bassingthwaighte
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Livability At Its Very Best

Spacious interiors with an exceptional sense of light, space and privacy, provide easy care living in this stylish, three-bedroom split level architect-designed Villa.

Privately tucked away into Fadden Hills, the scenery takes centre stage with this renovated townhouse. It makes sense why not many of these townhouses in this boutique development of only 24 ever come to the market. No matter how busy you are, the breathtaking panoramic views and the regular kangaroo neighbours will easily allow you to shift into another zone, and enjoy the peace and tranquility this location offers.

The split-level design of this beautiful home offers both comfort and flexibility, with 144m² of living area, plus three separate courtyards and a 37m² double garage. Improvements made by the owners will set this townhouse apart from others. Additionally, as an end townhouse with only one neighbour, you have the incredible bonus of side access via the courtyard.

The open plan design interestingly allows enough of a separation between the two living areas, but with the 5m ceilings you have the benefit of feeling part of everything, no matter where you relax. The kitchen is simply a delight for any budding chef and with features such as an induction cooktop, Pyrolytic oven and soft-closing drawers, you have so much bench and storage space to cook up a storm. No matter what time of day or what the weather, you have multiple locations to have quiet time, or have a huge numbers of family and friends visiting.

The lower level allows that sought-after privacy with a segregated master retreat, with it's own access to the courtyard. Imagine waking up and looking out to the rolling hills nearby? The other two bedrooms have built-in robes with their own bathroom across the hall.

Entertaining is all part of the ambience with so many indoor and outdoor areas to spread out when you have visitors. For a total lifestyle package, you cannot look elsewhere.

A property with these views just has to be seen !

Features include:

- 1991 solid build by highly regarded Four Seasons Homes
- Boutique complex of only 24 townhouses
- House proportions in a townhouse
- Elevated split level home offering panoramic views
- Open plan with 5m high ceilings
- Three separate courtyards
- Lounge and dining open to verandah and views
- Stone benchtops in kitchen with glass splashback
- Induction cooktop and under-bench Pyrolytic oven
- Dishwasher plus soft-closing drawers
- Breakfast bar plus metres of bench space
- Kitchen skylight
- Huge double door fridge space
- Watson retractable awning in family room courtyard
- Segregated king-sized master bedroom with ensuite and walk-in robe
- Master with double glazed windows/door and crimsafe screen
- Direct access to courtyard from master bedroom
- Queen sized bedrooms 2 and 3 with built-in robes
- Bathroom with separate bath and shower
- Good sized laundry with access to covered courtyard for fur babies

- Reverse cycle air conditioning and ducted gas
- Ceiling fans in living areas and bedrooms for cross-ventilation
- Solar installed with winter and summer bills available
- Solar system is battery ready
- Immaculately maintained complex with manicured gardens
- Storage shed
- 1500 litre rainwater tank
- Two under-house storage areas
- Additional internal storage room
- Colorbond secure fencing
- Excellent walking and bike trails nearby at Wanniasa Hills Reserve

Living: 144m²

Family room courtyard: 15m²

Lower ground courtyard: 80m²

Fur Baby courtyard: 17m²

Double garage: 37m²

Total block size: 349m²

EER 2.5

Rates: \$737pq

WS&S: \$182pq

Body Corporate: \$820pq

Note: All measurements and figures are approximate.