



13 Courtice Close, Fadden

Fully Renovated Living with a Peaceful Green Outlook

Positioned in one of Tuggeranong's most desirable suburbs, this beautifully renovated home offers an exceptional opportunity to secure a move-in-ready property in a peaceful, family-friendly setting. Overlooking green space from the front and tucked away within a charming cul-de-sac loop street, the home combines privacy, modern comfort and an impressive 154sqm of living.

Thoughtfully updated throughout, the home features fresh paint, new carpet, renovated bathrooms and a stunning modern kitchen complete with stone benchtops, premium Belling gas cooker, AEG dishwasher and plumbed refrigerator space. Designed for everyday living and effortless entertaining, the generous floorplan offers more space than many three-bedroom homes, making it ideal for families, professionals or downsizers seeking room to spread out.

Large bay windows to both the lounge and main bedroom invite natural light indoors while framing leafy outlooks, creating a warm and welcoming atmosphere throughout. The segregated main suite is complemented by a walk-in robe and stylish renovated ensuite, while bedrooms two and three feature built-in robes and integrated study desks.

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FOR SALE
\$950,000+

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Outside, a covered pergola and paved entertaining area provide a private space to relax or entertain guests, while the elevated rear position captures pleasant leafy views. Practicality is equally well catered for with an oversized single garage incorporating workshop space, additional carport parking and excellent storage throughout the home.

Offering the perfect blend of modern updates, generous proportions and a sought-after Fadden address, this is a home you'll simply move into and enjoy.

Features:

- Quiet cul-de-sac loop street overlooking green space
- Highly sought-after Fadden location
- Generous 154sqm floorplan
- Fully renovated and move-in ready
- Freshly painted throughout
- Brand new carpet
- Renovated kitchen with stone benchtops
- Premium Belling oven and gas cooktop
- AEG dishwasher
- Plumbed refrigerator space
- Renovated ensuite with floating vanity
- Updated main bathroom with separate bath
- Separate toilet
- Main bedroom with bay window, walk-in robe and ensuite
- Bedrooms two and three with built-in robes and built-in study desks

- Large laundry with extensive storage
- Covered pergola entertaining area
- Private paved outdoor entertaining space
- Elevated rear aspect with leafy outlooks
- Oversized single garage with workshop space
- Additional carport

Facts & Figures:

- Living: 154m²
- Land size: 729m²
- Garage: 29.18m²
- Built: 1982
- Rates: \$4,136 per annum
- Land Tax: \$6,586 (if applicable)
- EER: 4.5 stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



MORE DETAILS

Property ID	CVTHQH
Property Type	House
House Size	154 m2
Land Area	729 m2
EER	4.5

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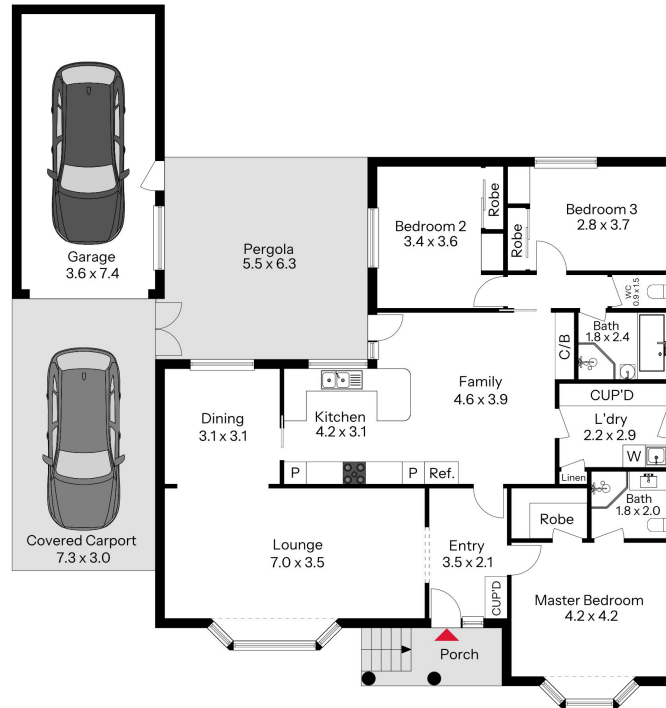
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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