



Fadden, 22 Payne Place

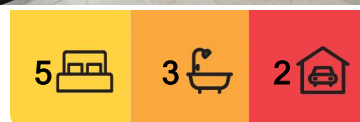
The Perfect Family Haven

Auction Location: On Site

Auction: February the 8th. 11:30am. On Site.

Properties like this are not available very often. Nestled in the heart of Fadden, 22 Payne Place offers an exceptional opportunity for families seeking their dream home in Canberra's picturesque Tuggeranong district. With its peaceful cul-de-sac position, expansive living spaces, and close proximity to quality schools and local amenities, this property promises a lifestyle of comfort, convenience, and community.

Multiple living and dining spaces, including a formal living area with a cozy fireplace, a family room, and a large dining room, perfect for both relaxed family time and formal entertaining.



For Sale
Auction

View
ljhooker.com.au/2CJ6FHK

Contact
Tom Grenfell
0432 383 753
tom.grenfell@ljhcanberracity.com.au



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EER ★★★★★

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Modern Kitchen: A well-appointed kitchen with ample storage, quality appliances, and a central island bench. The butlers pantry ensures all your kitchen essentials are neatly organized.

Five Bedrooms: This spacious home includes five bedrooms, each thoughtfully designed with built-in robes. The master bedroom is a true retreat. As you ascend the staircase, you're greeted by a spacious, light-filled retreat designed for ultimate relaxation. featuring a walk-in robe, ensuite, and an adjoining study area.

Stylish Bathrooms: Three beautifully thought out bathrooms, offering a touch of luxury and practicality. The master ensuite is a standout feature, showcasing a spacious layout with a luxurious freestanding spa bath at its center. The twin vanities with sleek cabinetry provide ample storage, while the full-width mirrored splashback adds a sense of depth and elegance. A large, frameless glass shower with a rainfall showerhead complements the space, creating a seamless, modern look.

Step outside to discover an expansive backyard, complete with a covered alfresco area perfect for weekend BBQs and gatherings with friends. The large lawn is ideal for kids and pets to play, while the low-maintenance garden ensures you can enjoy more family time without the hassle of constant upkeep.

Key Features:

- Ducted heating and cooling for year-round comfort
- Cooling - Split system unit upstairs, ducted evaporative cooling.
- Heating - Gas ducted, under tile heating in 1st and 2nd bathrooms + Laundry, slow combustion heater.
- Second bedroom is sound proofed
- Double lock-up garage
- Ample storage throughout the home
- Quiet cul-de-sac with minimal traffic
- Bedrooms: Five well-appointed bedrooms, providing ample space for family and guests.
- Bathrooms: Three bathrooms, ensuring convenience and comfort for all occupants
- Floor tiles: White Natural 300 x 600mm Italian porcelain
- Kitchen Bench top: Engineered stone for a sleek, durable finish
- Kitchen Stove top: BOSCH 5-burner gas cooktop with FlameSelect and stainless steel surface
- Exhaust: F&P 90cm undermount powerpack rangehood stainless steel
- Kitchen Appliances: BOSCH 60cm Series 8 multifunction oven with TFT display and 60cm Series 8 compact combo microwave
- Dishwasher - Miele
- Kitchen pendant light - Bespoke timber pendant
- Spa bath in main bedroom Ensuite
- Living Space: A substantial floor area of 302m²
- Land Size: Set on a 993m² block
- Quiet cul-de-sac with minimal traffic
- Separate laundry with outdoor access
- Timber flooring
- Stairs and upstairs landing, solid Blackbutt. Downstairs is Oak timber veneer.
- Tiles in main bathroom are Italian Porcelain on floor and wall



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- NBN Availability: Connected to NBN Fibre to the Node (FTTN)
- Laundry - Provision for tank water connection
- Sink mixer - DORF Vixen Sink Mixer w/- Pullout Spray
- Sinks - FRANKE Kubus Fraganite 802mm Dbl Bowl U/Mouns Sink NTH w/- Accessories - Polar White
- Solar panels

Fadden is renowned for its leafy streets, scenic walking trails, and parks, offering endless outdoor adventures right at your doorstep. Payne Place is just minutes away from popular local schools, including Fadden Primary School and Holy Family School, making school drop-offs and pick-ups a breeze.

For weekend leisure, the nearby Fadden Pines Playground and Wanniasa Hills Nature Reserve provide fantastic spots for picnics, walks, and outdoor fun. Commuting is equally convenient, with easy access to major roads leading to the Canberra CBD, Tuggeranong Town Centre, and Woden.

22 Payne Place is more than just a house; it's a home where families can create lasting memories. With its unbeatable location, versatile living spaces, and family-oriented design, this property is a rare find in the highly desirable location.

Property Address: 22 Payne Place, Fadden. Canberra.
Home size: 302m2 Total living space
Block size: 993m2
Land Tax (if rented): \$1,561 (approx.)
Rates: \$833 per quarter (approx.)
EER: 4.0 stars

Don't miss this opportunity to secure a lifestyle of comfort and convenience for your family. To arrange a private viewing or for more information, contact me today.

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More About this Property

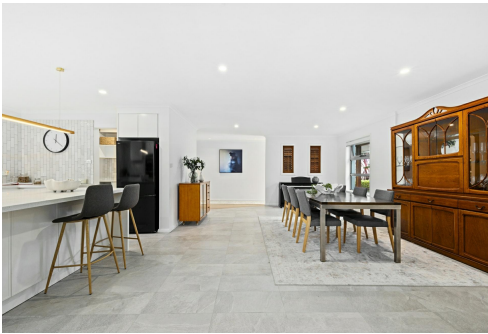
Property ID	2CJ6FHK
Property Type	House
EER	4

Tom Grenfell 0432 383 753
Sales Consultant | tom.grenfell@ljhcanberracity.com.au

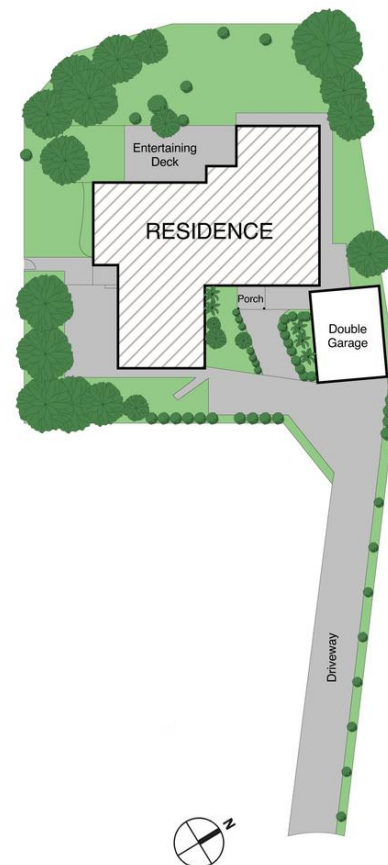
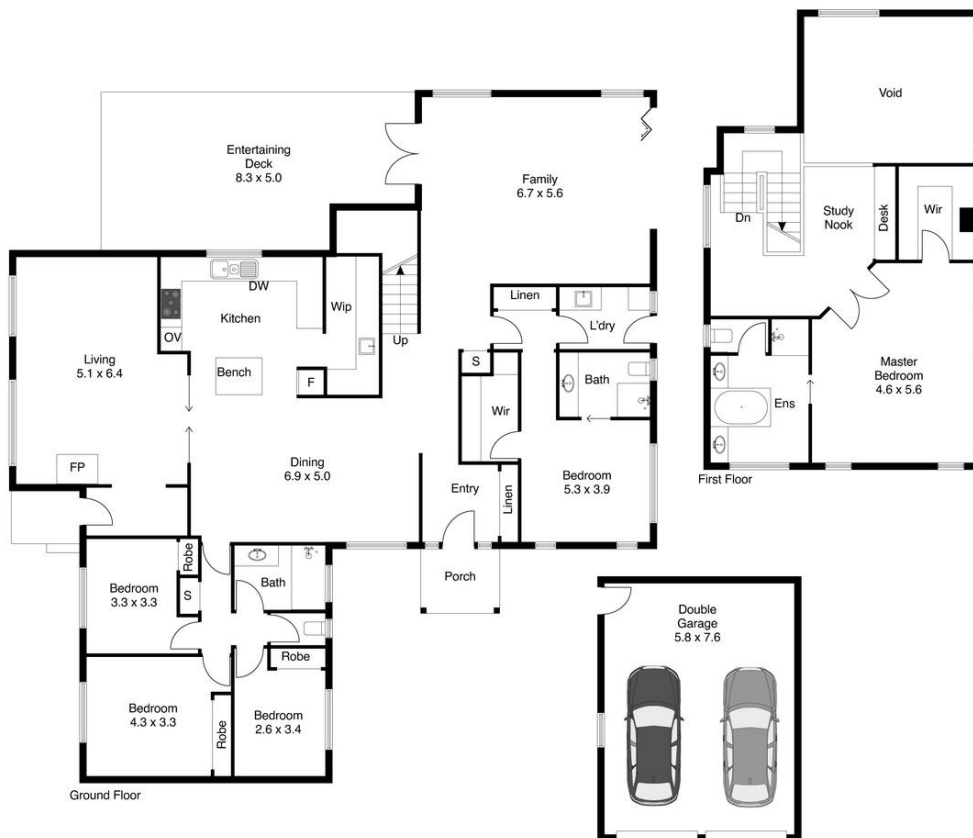
LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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