



35 Dash Crescent, Fadden

A Truly Unique Offering - Two Homes Designed for Accessible, Independent Living

Rarely does a property come to market that has been so thoughtfully designed to support accessibility, independence and multigenerational living. Set on a generous 738sqm block in a quiet Fadden location, this exceptional offering comprises two separate homes, each tailored to provide comfort, privacy and flexibility for modern family living.

Home A

Privately positioned at the rear, this purpose-built residence has been thoughtfully designed to support independent living. The accessible kitchen features a height-adjustable work surface, wheelchair clearance beneath and easy-reach appliances, ensuring safe and practical day-to-day use.

Accommodation includes two spacious bedrooms, each complemented by its own accessible ensuite. These bathrooms are designed for supported living, offering step-free access, reinforced grab rails and open-plan layouts to maximise ease of movement and safety.

5 3 2

FOR SALE
By Negotiation

VIEW
Sat 25th Jul @ 2:00PM - 2:30PM

AGENTS
Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au

Nicholas Faust
0426 954 081
nicholas.faust@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Home B

Designed with comfort and accessibility in mind, this home offers a warm and inviting environment with wheelchair-friendly access. It comprises three generous bedrooms, a well-appointed bathroom, separate powder room and a spacious living area serviced by reverse-cycle heating and cooling.

Brand new carpets to the bedrooms and dining area, combined with slate flooring through the kitchen, dining and hallway, provide a practical and low-maintenance lifestyle.

Both homes benefit from passive design principles, ensuring they are naturally warm in winter and cool in summer, enhancing comfort while reducing energy consumption.

Outside, easy-care gardens create a peaceful setting, complemented by a covered alfresco area ideal for year-round enjoyment, while the enclosed double carport and generous block size provide ample space for family living.

Offering an extraordinary combination of accessibility, independence and flexibility, this is a rare opportunity to secure two thoughtfully designed homes that allow families to live together while maintaining privacy, comfort and quality of life.

Positioned in the family-friendly suburb of Fadden, 35 Dash Crescent enjoys close proximity to a range of quality schools, including Fadden Primary School and Caroline Chisholm School, as well as nearby Erindale College.

Convenient shopping and everyday amenities are just minutes away at Erindale Shopping Centre and Chisholm Village, while the larger Tuggeranong Town Centre offers major retail, dining and services. The home is also within easy reach of The Canberra Hospital and the Canberra Institute of Technology, with well-connected arterial roads providing a straightforward commute to Woden and the Canberra CBD.

Surrounded by parks, walking trails and green open spaces, the location offers a well-established lifestyle with everything you need close at hand.

Features

Home A —Rear Residence

- Privately positioned for peace, privacy and independence
- Purpose-built design tailored for accessible living
- Height-adjustable kitchen with wheelchair clearance and easy-reach appliances
- Two spacious bedrooms, each with its own accessible ensuite
- Ensuites designed with step-free access, grab rails and open-plan layouts
- Covered outdoor alfresco area
- Thoughtfully configured to support safe, practical day-to-day living
- ACTPLA awarded 9-star energy efficiency

Home B —Original Residence

- Warm and inviting home with full wheelchair-friendly access
- Three generous bedrooms with new carpets and built in robes
- Well-appointed main bathroom plus separate powder room
- Spacious living area with reverse-cycle heating and cooling
- Brand new carpets to bedrooms
- Durable slate flooring through kitchen, dining and hallway
- Comfortable, low-maintenance lifestyle offering
- " Generous 738sqm block
- " Solar passive design —warm in winter and cool in summer
- Reverse-cycle heating and cooling
- Enclosed double carport
- Easy-care gardens
- Rare and highly flexible lifestyle opportunity

Key Figures

Home A

EER: 6 (ACTPLA awarded 9-star energy efficiency)

Living: 90sqm

Alfresco: 22.2sqm

Year Built: 2015

Home B

EER: 4

Living: 88.10sqm (approx.)

Carport: 43.10 sqm (approx.)

Built: 1983

Total block Size: 738 sqm (approx.)

UV: \$671,000 (2025)

Rates: \$832.40pq (approx.)

Land Tax (for investors only): \$1523.90pq (approx.)

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

MORE DETAILS

Property ID	1UTJFMF
Property Type	House
EER	6

Stephen Thompson 0418 626 254

Proprietor and Property Consultant |
stephen.thompson@ljhmanuka.com.au

Nicholas Faust 0426 954 081

Property Consultant | nicholas.faust@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au





Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



35 Dash Crescent, Fadden