

**10 Custance Street, Farrer, ACT 2607**



**Sold House**

Monday, 14 August 2023

10 Custance Street, Farrer, ACT 2607

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 766 m2**

**Type: House**



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## Contact agent

Perched high on the street offering elevated views to the woden valley and black mountain tower, this spacious and well-kept residence offers an exceptional lifestyle. Attractive in design, here you can enjoy total privacy and comfort. Upon entry, you are sure to be impressed by, the spacious living areas and the quality features throughout. Offering a large scale and practical floorplan, the home showcases two large living areas, an open plan kitchen, and family area with a stunning gas fire place entertaining area with a casual entertaining bar and kitchen. Downstairs is a rumpus/ music room including ample storage and room for wine cellar as well as an additional bathroom. High end renovations to the main bathroom have also recently been completed to the highest of standards. Accommodation consist of four well sized bedrooms ideal for the whole family. These types of homes don't hit the market often, here is your opportunity to secure an exceptional family home in the heart of the Woden valley!!!

- Four bedrooms including master with ensuite.
- Recently updated main bathroom (3 Bathrooms total)
- Reverse Ducted heating and cooling
- Wonderfully appointed kitchen with updated appliances
- Multiple living areas including the family area offering casual bar and kitchen aswell as gas fireplace outdoor alfresco area with built in kitchen.
- Flexible Separate rumpus downstairs, home office or music room
- Ample storage underneath the house including room for a Wine Cellar
- Oversized double Garage
- 13kw Solar
- 3 phase power

Rates: \$4,545pa (approx.) Land Tax: \$7,781pa (approx. if rented out) UCV: \$873,000 (2022) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.