

# 11 Farrer Street, Braddon, ACT 2612

## Sold House

Thursday, 10 August 2023

11 Farrer Street, Braddon, ACT 2612

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**\$2,350,000**

Let luxury and comfort be your lifestyle living in this executive 4-bedroom residence in this ultra-convenient Braddon location. This family home showcases a lovely combination of large internal and outdoor areas, mixed with a series of inclusions and features to guarantee you'll live your best life in style. Ushered with a beautiful blend of low maintenance gardens, front gates and hedging the exterior of this home offers striking street appeal for all to admire. Internally, the home has been expertly designed to cater to your growing family's needs over time. With segregated living, family and dining areas, this home offers a wealth of space that allows each member of the family to have their own individual space and more. The formal living area expands quite sizeably across the home with the options for separate lounge and dining spaces for day-to-day living, family meals and dinner parties. The open plan family and meals room present a spacious setting that connects beautifully with the kitchen and entertainer's deck for all to enjoy. If entertaining is your style, then this home is perfect for you with the entertainer's rumpus/gazebo with a fitted out bi-folding kitchenette and opens onto the deck and backyard areas. There will be plenty to go around with the built-in barbecue, Miele oven, steamer and draw warmer, integrated fridge and dishwasher to have you hosting the best parties around. The large deck and backyard provide further entertaining spaces for outdoor enjoyment and for kids and pets to play. Complimenting the home, the gourmet kitchen is well-positioned and delivers a practical layout for home cooking. A selection of high-end appliances will ensure cooking all those homemade meals to perfection with a 900mm ILIVE 5-burner gas cooktop and oven, 40mm stainless steel benchtops that spread across the kitchen for meal preparation and appliances. In addition, the mobile benchtop with 40mm stone benchtops offers extra bench and cupboard space. There is also a walk-in pantry and drinks bar with cabinetry that further enhances this space. To the front of the home, the main bedroom offers any couple the deserving suite to admire and enjoy. Find another layer of peace and quiet with the option to create a lounge/seating area with the space provided to relax in privacy with garden views through the bay windows. Complete with a walk-in robe, built-in robes, ensuite and outdoor shower with rain shower heads, ideal for the summer weather, this bedroom offers nothing but relaxation. All remaining bedrooms are well-sized with built-in robes, window treatments and are perfectly positioned away from the living areas for peace and privacy. The main bathroom with a bathtub and shower, and the separate powder room is situated close by to each bedroom for easy access for each member of the family or guests. The third bathroom also offers full-height tiling, a shower and in-slab heating. An abundance of storage room occupies this home with the laundry equipped with multiple linen cupboards and bi-fold laundry. In addition, the double car garage provides further storage space with the attic and built-in cabinetry, ideal for tools and equipment. In this highly desirable location, create your ideal lifestyle living in this central position within walking distance to the City Centre, CBD, Lonsdale and Mort Streets and Haig Park. Summary of features: Executive 4-bedroom established residence for the entertainer Ultra-convenient location in this leafy Braddon street Established low maintenance gardens & hedging for added street privacy Gated entrance & front doorway gate for added security Large living area for day-to-day living & hosting guests Segregated family room with a meals area Rumpus room/gazebo with a kitchenette Bi-folding kitchenette with a built-in barbecue, integrated Fisher & Paykel dishwasher & integrated fridge Ducted heating & cooling Updated lighting & LED lights in some areas Mix of roman blinds, curtains & venetian blinds throughout Motorised blinds in the family & meals room Miele oven, steam oven & warming drawer Entertainment deck for larger social gatherings & backyard for kids & pets to play Double car garage with internal access & built-in cabinetry New epoxy garage flooring x2 split system air-conditioners in the garage (ideal for a workshop or home office) Gourmet kitchen with 40mm stainless steel benchtops ILVE 900mm 5-burner gas cooktop & oven Mobile 40mm stone benchtop with addition cupboard space Walk-in pantry & ample overhead & cupboard space Drinks bar with stone benchtops & cabinetry Main bedroom suite with a lounge space, ensuite, walk-in robe & built-in robes Outdoor deck shower with rain shower heads & stack stone tiling Generously sized bedrooms with built-in robes & window treatments Well-appointed main bathroom with a bathtub & shower Laundry & 3rd bathroom with full-height tiling & in-slab heating Laundry with 40mm stone benchtops, integrated fridge, bi-fold laundry & linen cupboards Private & enclosed courtyard area combined with a covered deck & garden shed Built-in speakers & surround system Video & voice intercom system Outdoor awning to the entertaining deck Attic for additional storage space Vacant & ready to occupy Located close to: Canberra City Centre (Akiba, Raku, INKA & more) Lonsdale Street (Assembly, Hopscotch, Lazy Su & more) The Australian National University Haig Park Key figures: Living area: 216m<sup>2</sup> Rumpus/gazebo: 27m<sup>2</sup> Entertainer's deck: 27m<sup>2</sup> Garage: 41m<sup>2</sup> Total residence area: 284m<sup>2</sup> Block size: 593m<sup>2</sup> (total land size 1,486m<sup>2</sup>) Rates: \$6,079 p.a. (approx.) Land tax (investor's only): \$8,963 p.a. (approx.) Insurance

cost: \$1,786 p.a. (approx.)Year built: 2000EER: 5.5