

# 145 Hawkesbury Crescent, Farrer, ACT 2607



## House For Sale

Thursday, 16 May 2024

145 Hawkesbury Crescent, Farrer, ACT 2607

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1748 m2**

**Type: House**



Oliver Muscat

1,850,000+

Enjoy magical sunsets, a walk in your own nature reserve and a session in your own gym! Lifestyle meets scenic tranquillity for the discerning purchaser at this sought after address in Farrer's premier street. Positioned on a grand 1748 sqm parcel of land, this residence is both private and spacious offering over 248 sqm of internal living space and set in stunning landscaped gardens, leading to your own gated entrance to Farrer Ridge Nature Reserve. An impressive double-door entry, 2.6m ceiling height and the presence of full-length glass doors and windows connecting to outdoor entertaining areas, create a wonderfully bright and light-filled home. The 3 living areas on this level all seamlessly transition to alfresco areas creating a harmonious indoor-outdoor feel throughout. The bedroom wing comprises 5 bedrooms, master with ensuite and walk-in robe, 3 bedrooms with built-in robes and all serviced by a central large family bathroom. The kitchen beats as the heart of this home with gas cooking appliances, dishwasher and lots of bench and storage space. Views across the sprawling gardens with the Nature Reserve as the backdrop create an entertainer's delight! Additional features of the home include a separate laundry room, entertaining patio to the front of the home and a deck to the living and kitchen areas. Downstairs there is large rumpus room with separate access and its own bathroom, allowing for multi-use potential with this space. The double garage with internal access, has ample space for vehicles in addition to addressing all your storage needs. The impressive, architectural landscaped gardens are beautifully complemented by extensive Tumut Basalt retaining walls and create an array of recreational opportunities to keep the whole family entertained! For the little ones, a 'dream' cubby house on stilts, multiple grassed and pebbled play areas, and for those with an aspiring green thumb, a taste of the homestead-lifestyle with composting stations, 2 huge, raised vegetable garden beds, a custom-built crawler plant climbing-zone, established fruit trees and a substantial pitched-roof chicken coop. Conveniently, within the current garden design, the inclusion of glass panel fencing has prepared the property for the future addition of a family pool area. The property is secured by auto operated gates, and fully fenced with a perimeter lighting system. Ornate modern fencing with a keypad-access gate to the nature reserve, ensures both security and the opportunity to enjoy nature, as it meanders past your home.

**Key Features-** 5 bedrooms, master with ensuite and walk-in robe- 3 living areas- Kitchen/living with garden and nature reserve views- Large living/dining area with valley views- Separate living area adjacent to kitchen with deck access- Rumpus room with bathroom and separate access (utilised currently as home gym)- New carpets and paint throughout- Separate laundry room with garden access- Floor to ceiling storage cupboards to hallway- Rinnai instant hot water- Ducted gas central heating & evaporative cooling- Double auto garage with internal access- Auto gates- Perimeter lighting to entire property- Centrally located for easy access to all ACT locations- Within walking distance for Farrer Shops and Pre & Primary schools- Short drive to Woden Town Centre- Short drive to Marist College, Sacred Heart and Torrens Primary Schools- Mountain and valley views- Direct access to Nature Reserve- Northerly aspect Garden- Architectural landscaped garden- Extensive Tumut Basalt retaining wall design- Cubby house- Irrigation system- Lighting throughout- Chicken coop - (2.7m x 2.3m x 1.7m) pitched-roof, gutters, water and drainage serviced- 2 large composting stations - Pebbled entertaining area- 2 retaining wall raised garden beds (6.5m x 1.5m by 0.5) on fully tiled patio with drainage system- Established fruit tree area with climbing plant structure- 16 glass panels to retaining wall - setting scene for in-ground pool area- Already installed - Infrastructure for water feature- Fully fenced property