

15 Pudney Street, Farrer, ACT 2607

House For Sale

Thursday, 8 February 2024

15 Pudney Street, Farrer, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 769 m2

Type: House



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Auction

Situated in a tightly held pocket of Farrer, this well presented four-bedroom home offers all the hallmarks of sought-after living: location, lifestyle, and comfort. The home combines space with well thought out family living, and its flexible design will accommodate the needs of even the most discerning buyer. Within walking distance to Farrer shops and Farrer Primary School, don't miss your opportunity to secure a wonderful place to call home.

FEATURES

- Large family home in a great street
- Large, segregated main bedroom with walk-in robe and newly renovated ensuite
- Second and third bedrooms with built-in robes
- Fourth bedroom has direct access from master bedroom, great for a home office or nursery
- Newly renovated main bathroom and laundry
- Newly renovated country-style kitchen with timber benchtops, high quality appliances, and ample storage
- Open plan formal living and dining area
- Separate meals area or family room off kitchen, with access to courtyard
- Fully paved and enclosed courtyard, perfect for entertaining
- High, sloped ceilings throughout
- Ducted gas heating in living areas
- Double glazed timber windows to lounge and kitchen
- Remote controlled blinds in lounge room
- Reverse cycle air conditioning units in living area and main bedroom
- Ceiling fans in lounge and main bedroom
- Rear shed with reinforced concrete pad and power
- Fully fenced backyard, great for children and pets to play
- Fully repainted within the last 12 months, including external fascias and timber, windows and doors
- New carpets to lounge, hallway, and rear bedroom
- New concrete driveway with LED lighting
- Alarm system and access control system
- Front lawn with sprinkler system
- Roof space with sarking and insulation
- Commercial quality 7-camera CCTV system with 30-day recording storage
- Updated instant gas hot water systems
- Updated lighting throughout
- Double carport with storage
- Additional parking area to the front, great for caravan, trailer or boat

Approx. 3–4-minute walk to Farrer Primary School, and 5-6 minutes to Farrer shops

Short drive to Southlands Shopping Centre, The Canberra Hospital and Woden Town Centre

STATISTICS (all figures are approximate)

EER: 2.0 Home Size: 185m² Carport: 32m² Land Size: 769m² Construction: 1971 Rates: \$1,254 per quarter Land Tax: \$2,326 per quarter (only applicable if not owner occupied) Land Value: \$825,000 (2023) Rental Range: \$850 - \$870 per week