

# 15 Roseworthy Crescent, Farrer, ACT 2607



## Sold House

Sunday, 20 August 2023

15 Roseworthy Crescent, Farrer, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1376 m2

Type: House



Chris Hetherington  
0262959911



Lauren McDonald  
0262959911

## Contact agent

This stunning four bedroom family home is situated on an elevated block spanning over 1,300 square meters. The residence offers sweeping views of Farrer through to Mt Taylor and the Brindabella ranges and is embraced by beautiful, lush gardens. With a peaceful reserve to the side and rear of the home this property creates a true oasis-like setting. From the moment you step inside you can feel the love and care that has been taken in maintaining the home over the years. A sleek modern kitchen overlooks the family/meals area and enjoys a peaceful and sunny outlook to the leafy reserve. Embracing outdoor living becomes effortless as the living area seamlessly extends through expansive glass sliding doors onto the covered deck. This inviting space serves as an ideal setting for both entertainment and relaxation, allowing you to soak in the breathtaking views. Continuing to the backyard you're greeted by a charming covered pergola that is perfectly framed by blooming gardens. As the afternoon sun bathes the surroundings, the spa beckons, providing a tranquil sanctuary for unwinding. Accommodation is provided by four generously sized bedrooms, all with built-in robes while the master bedroom boasts its own private ensuite for convenience. A fifth room that contains the European style laundry also provide versatile options for an rumpus/study/exercise area. With convenience in mind the home also comes fully equipped with double glazing, air conditioning, ducted heating, single garage, single carport, landscaped yards with gate access to the reserve and room under the home for additional storage. The home caters to a modern and easy lifestyle while being located within walking distance to Farrer Primary School, Farrer shops, the new Farrer Adventure playground and Farrer Ridge. The current owners have loved this home for over 20 years and now it's time for a new family to call this immaculate residence home. An inspection is highly recommended.\* Elevated position\* Sweeping views across Farrer\* Large 1,375m<sup>2</sup> block\* Backing reserve to side and rear\* Four generous bedrooms\* Fifth multi-purpose room - perfect for study/rumpus/home gym\* Built-in robes to all bedrooms\* Ensuite to master\* Double glazing\* Single garage with automatic door\* Single carport\* Entertaining deck side and rear\* Covered pergola to both decks\* Spa pool\* Air-conditioning\* Ducted heating\* Modern, sunny and open plan kitchen 900mm gas cooktop and oven\* Gated access to reserve Rates: \$4,477pa (approx.) Land Tax: \$8,169pa (approx. if rented out) UCV: \$1,015,000 (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.