

16 Gluyas Street, Farrer, ACT 2607

Sold House

Sunday, 13 August 2023



16 Gluyas Street, Farrer, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 941 m2

Type: House



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Contact agent

The perfect opportunity to up-size or upgrade to a wonderful family home in Farrer. This home combines space with well thought out family living, and its flexible design will accommodate the needs of even the most discerning buyer. The home is easy to live in, private, and located within walking distance to Farrer Primary School, Farrer shops, and Farrer Ridge.

FEATURES

- Spacious family home in great street
- Master bedroom with built-in robes and ensuite
- Three additional bedrooms, two with built-in robes
- Nursery adjacent to master, also fit as a small fifth bedroom
- Light-filled formal living and dining room, with adjacent media room
- Spacious family room to the rear with built-in storage
- Modern galley style kitchen with 900mm Smeg oven and ample cupboard and bench space
- Large renovated main bathroom with separate toilet
- Separate laundry
- Central ducted gas heating (Braemar TQM530)
- Covered outdoor entertaining terrace
- Beautiful established gardens for all seasons, with large veggie patches
- Established fruit trees throughout, including apricot, almond, feijoa, olives, blackberries and raspberries
- Garden shed
- Loads of storage throughout
- Single carport, and additional off-street car park
- Proximity to Southlands shopping centre, Marist College, Melrose High School, Westfield Woden and The Canberra Hospital
- Walking distance to Farrer shops with popular Fox & Bow Café, Farrer Primary School, and Farrer Ridge Nature Reserve

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Perfect for large family gatherings.
2. Growing and eating our own fruit and veggies.
3. The view of beautiful trees from every window.

STATISTICS (all figures are approximate)

EER: 0.5
Home Size: 195m²
Carport: 15m²
Land Size: 941m²
Land Value: \$729,000 (2023)
Rates: \$937 per quarter
Land Tax: \$2,166 per quarter (only applicable if not primary residence)
Construction: 1967
Rental Range: \$720 - \$750 per week