

23 Roseworthy Crescent, Farrer, ACT 2607

Sold House

Friday, 11 August 2023



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Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 898 m2

Type: House



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Contact agent

The perfect opportunity to up-size or upgrade to a wonderful light-filled family home in Farrer. Well positioned on an elevated 900m² (approx.) block, 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- Fantastic family home in elevated position- North-facing to the rear, providing loads of natural sunlight- Direct access to nature reserve- Five generous bedrooms, three with built-in robes- Main bedroom with renovated ensuite and access to outdoor terrace- Fifth bedroom also functional as a rumpus room, with access to outdoor terrace- Main bathroom with separate toilet- Spacious separate laundry - Formal open plan living and dining area with balcony and gorgeous views to the Brindabella Mountains- Light-filled family room and meals area- Large renovated kitchen with stone bench tops, induction cooktop and ample cupboard and bench space - Large covered outdoor entertaining area- Spacious backyard with landscaped gardens, and plenty of room for kids and pets to play- Tasmanian Oak flooring in living/dining room, family room, kitchen and hallway- Ducted gas heating and ducted evaporative cooling throughout- Split system air conditioning unit (Daikin 7.1 kW) in family room- New carpets in bedrooms - Predominantly double glazed windows throughout- Plenty of storage throughout, including under house storage- Double garage with automatic doors- Irrigation system in front and back gardens- Additional off-street parking to the front (up to 3 cars)- Walking distance to Farrer Primary School and Farrer shops - Proximity to Southlands shopping centre, The Canberra Hospital, Melrose High School, Marist College and Westfield Woden

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Wonderful family memories of the children growing up
2. Enjoying the views of the Brindabellas
3. Enjoyable formal and casual entertaining

STATISTICS (all figures are approximate)

EER: 2.5
Land Size: 900sqm
Land Value: \$943,000 (2022)
Construction: 1970
Rates: \$1,484 per quarter
Land Tax: \$2,634 per quarter (only applicable if not primary residence)
Rental Range: \$920 - \$960 per week