

**29 Spafford Crescent, Farrer, ACT 2607**



**House For Sale**

Thursday, 30 May 2024

29 Spafford Crescent, Farrer, ACT 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Auction 22/06/2024

This expansive 4-bedroom family home, perfectly positioned on a large, elevated block on a leafy street, is close to shops, schools and nature. As you step onto the front porch, be sure to turn around. The uninterrupted westerly views across to Mount Taylor and the Brindabella ranges are a stunning feature. Step inside and down the entranceway where you're welcomed by the gorgeous living room. Polished wood floors reflect the natural light streaming in through the window - with that same gorgeous westerly view. It's the perfect backdrop for family gatherings and cosy evenings. All four bedrooms are generously sized, each with built-in robes. Three of the bedrooms, including the master, also look west to Mount Taylor. The master boasts an ensuite for that touch of private luxury. The fourth bedroom, with a large shelving unit, is ideally suited as a study or home office, catering to your versatile needs. The classic electric kitchen features a convenient breakfast bar by the window and opens onto the family room, ideal for everyday meals and dinner parties alike. The reverse cycle split system air conditioners ensure you're comfortable year-round and the attached garage provides security and convenience for your vehicles as well as extra storage. Venture outside to discover the expansive backyard which features extensive hedging and mature trees. The many nooks and crannies, plus garden paths beckon exploration - a haven for children, pets and entertaining. It's the ideal setting for weekend barbecues or to simply unwind in your private outdoor oasis. Farrer is a popular suburb that offers the best of both worlds. Nature enthusiasts will enjoy the suburb's location between Isaacs Ridge and Mount Taylor Reserve, perfect for bushwalks. It's conveniently located near the employment hubs of Woden, Tuggeranong and the Canberra Hospital. The property is an easy walk to the Farrer Primary school, shops, the popular Fox & Bow cafe and the independent grocers and restaurants at Southlands. The charm and potential of this Farrer gem can't be understated. It's what life in the suburbs is all about and just itching for you to call it home.

**HIGHLIGHTS** Large, elevated block on a leafy street, close to shops, schools and nature  
Stunning westerly views across treetops to Mount Taylor  
Large living space with dining area  
Polished wood floors throughout  
Classic electric kitchen features a convenient breakfast bar and new dishwasher  
Four bedrooms are generously sized, each with built-in robes  
Three of the bedrooms, including the master, look west to Mount Taylor  
Master bedroom with ensuite  
Large family bathroom with shower & bathtub  
Laundry Room with backyard access  
Expansive backyard - a haven for children, pets and entertaining  
Single garage with workshop  
Multi-purpose garden shed  
Reverse cycle split system air conditioners in main bedroom & living room  
Security alarm system  
Short walk to Farrer shops and popular Fox & Bow cafe

**CLOSE PROXIMITY TO** Farrer Ridge walking trail, Farrer Shops, Farrer Primary, Marist College, Melrose High School, Southlands Shopping Centre, Westfield Woden and The Canberra Hospital.

**STATISTICS** (all figures are approximate)  
Block: 20 Section: 11  
Land Size: 1,114m<sup>2</sup> (Please note: The Territory Plan 2023 will allow dual occupancy developments on residential suburban zoned blocks (RZ1) of 800m<sup>2</sup> with a modest second dwelling of 120m<sup>2</sup> (excluding the garage). The block can then be unit-titled under the Unit Titles Act 2001 to allow the second dwelling to be individually sold.  
EER: 1.5  
Home Size: 169.9m<sup>2</sup>  
Internal Living: 146.60m<sup>2</sup>  
Year Built: 1969  
Garage & Store: 23.3m<sup>2</sup>  
Land value: \$886,000 (2023)  
Rates: \$4,470 annually  
Land tax: \$8,155 annually (if purchased as an investment)