

# 3/49 Lambrigg Street, Farrer, ACT 2607



## Townhouse For Sale

Thursday, 7 December 2023

3/49 Lambrigg Street, Farrer, ACT 2607

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 85 m2**

**Type: Townhouse**



Charles Martin  
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## Forthcoming Auction

Jump into the property market with this tidy and sun-lit brick townhouse. Ideally located in the ever-popular suburb of Farrer and offering all the conveniences of the Woden Valley – this is a superb investment or entry level opportunity. Via the carport there is access to the ground floor which contains two good-sized bedrooms, laundry and bathroom. Upstairs leads you to the large light-filled lounge room, which has been freshly carpeted and painted, and through to the spacious kitchen/meals area featuring a standalone electric oven and plenty of storage space. A conveniently located balcony is set just off the kitchen perfect for alfresco dining and taking in the sun. A stone's throw to the IGA and the bustling Fox and Bow Café are just some of the local perks. Features Include- Split system reverse cycle heating and cooling - Private balcony - Carport with additional storage - North Facing Living and Bedrooms - Built in wardrobes to both bedrooms - Fresh carpet and paint Rates: \$1,550.96 p.a. Land Tax (If applicable): \$1,750.76 p.a. Body Corporate: \$750.00 p.q. Living: 85sqm EER: 3 Built: 1975