

3 Watt Place, Farrer, ACT 2607



House For Sale

Thursday, 16 May 2024

3 Watt Place, Farrer, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1078 m2

Type: House



Chris Hetherington
0262959911



Lauren McDonald
0262959911

AUCTION

Welcome to your dream family home, a captivating split-level residence nestled on a substantial 1,078m² block, surrounded by meticulously maintained gardens and backing onto the scenic Farrer Reserve, providing an idyllic backdrop for your everyday life. Perfectly positioned within walking distance to Farrer Primary School and Farrer Shops, this home effortlessly blends convenience with tranquility. Step onto the front deck and be greeted by breathtaking views of Mt. Taylor, setting the tone for a residence that harmonizes with nature. The kitchen is the heart of the home and overlooks the pristine gardens and backyard pool, perfect for watching the kids play. Fully equipped, the kitchen features a newly replaced oven and dishwasher, ample bench space and an abundance of storage with pantry. For added convenience the kitchen features a European laundry with fold out iron and a hidden TV in the upper cupboard, perfect for watching your favourite tv series or cooking show for that added inspiration. Entertaining couldn't be easier, whether you chose to relax in the spacious living room, adorned with a fireplace that sets the stage for cozy family gatherings, on the rear deck surrounded by lush gardens or by the pool under the shaded outdoor kitchenette, the home creates a haven for relaxation and socializing. This residence embraces sustainable living with a 1.5kW solar system, contributing to both environmental and financial well-being while the front and rear deck have 60% UV block-out roller blinds to help shade from the morning and afternoon sun. Accommodation is provided by three bedrooms upstairs, the master bedroom boasts an ensuite and a beautiful, picturesque, floor to ceiling window that perfectly captures the leafy outlook. The lower level unfolds into a versatile space, presenting a self-contained flat perfect for parents, a teenage retreat, or an additional rental income stream. Accessible from the driveway, this area offers side access for added convenience and privacy. The property boasts a single garage converted into a workshop, providing space for creative pursuits and is adorned with many features, including a loft window in the kitchen to capture the Northern sun, security shutters, elegant timber flooring, a covered carport, ducted vacuum system, downstairs storage with wine racks, reverse cycle air conditioning, and ducted gas heating further elevate the lifestyle offered by this exceptional home. Welcome home to a residence where every detail has been carefully considered, creating a harmonious blend of comfort, style, and functionality. An inspection is highly recommended. * Split level family home* Large 1,078m² block * Immaculate gardens with fully automated watering system & veggie patch* Backing Farrer reserve* Walking distance to Farrer Primary and Farrer Shops * Front deck with views to Mt. Taylor * Renovated kitchen with new oven and dishwasher* Partially double glazed to Western windows* 60% UV block-out blinds to front & rear* European Laundry with tub* 1.5kW solar system* Spacious living room with fireplace * Downstairs flat – perfect for parents, teenage retreat or rental income * Side access to flat from driveway* Rear entertaining deck* Pool with outdoor kitchenette * Rumpus area (could be enclosed for additional bedroom)* Single garage used as workshop* Built-in robes to all rooms* Study with shelves * Loft window in Kitchen to capture Northern sun* Security shutters *Timber flooring * Carport * Ducted vacuum system * Downstairs storage with wine racks * Reverse cycle a/c * Ducted gas heating EER: 1.0Built: 1972Living upper: 156m²Living lower: 73m²Rates: \$4,570pa (approx.)Land Tax: \$8,366pa (approx. if rented out)UCV: \$886,000 (2023)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