

**30 Moodie Street, Farrer, ACT 2607**

**House For Sale**

Thursday, 9 May 2024



30 Moodie Street, Farrer, ACT 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1301 m2**

**Type: House**



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## Auction

A bespoke family home located in the sought-after suburb of Farrer in an incredibly private setting. Perfectly positioned on the high end of the street, backing Farrer Ridge Nature Reserve, and showcasing magnificent views across the Woden Valley. This architectural residence pays homage to its natural environment while being cleverly designed to maximise its north-facing orientation and energy efficiency. Offering a practical layout and upgraded throughout, with spacious bedrooms, multiple living areas, and established gardens. Don't miss your opportunity to secure this wonderful home.

**FEATURES**

- Large family home located in a great street backing Farrer Ridge Nature Reserve
- Northern aspect, providing beautiful natural sunlight
- Magnificent views across the Woden Valley
- Gorgeous entryway with double-height ceilings
- Generous formal living and dining area upstairs with access to the sun-drenched outdoor deck
- Upgraded kitchen with quality appliances, including an induction cooktop, and ample cupboard and bench space
- Family room adjacent to kitchen with access to balcony
- Huge master suite with built-in wardrobes and large renovated two-way ensuite bathroom
- Bedrooms two and three, both generous in size, with built-in wardrobes
- Bedroom four upstairs, with built-in wardrobes
- Main bathroom downstairs with separate toilet
- Separate laundry, with access from carport
- Ceiling Alson radiant heating throughout (except bathrooms and toilet), each room with separate thermostats
- Split system air conditioning units in kitchen, family room and upstairs lounge room
- Strip heaters in bathrooms and toilet
- Double glazing on all upstairs east, west and north-facing windows
- Downstairs bedrooms and upstairs west-facing windows all with external electric awnings
- In-floor heating and convection heating in upstairs bathroom
- Ample storage throughout
- Solar panels (1.5kW)
- Surrounded by established gardens, fully irrigated
- Double carport with storage room, plus single carport
- Ample additional off-street parking, perfect for boat or caravan
- Walking distance to Farrer shops, Farrer Primary School, and playing fields
- Close to Southlands shopping centre, The Canberra Hospital and Westfield Woden

**WHAT THE SELLER LOVES ABOUT THE HOME**

1. The north-facing aspect making the home cool in summer and warm in winter.
2. Tree-top location with magic views.
3. Backs the Farrer Ridge Reserve.

**STATISTICS (All figures are approximate)**

EER: 5.5  
Upstairs Living Area: 124m<sup>2</sup>  
Downstairs Living Area: 107m<sup>2</sup>  
Laundry + Store: 12.50m<sup>2</sup>  
Total Living Area: 243.50m<sup>2</sup>  
Land Size: 1,030m<sup>2</sup>  
Construction: 1974  
Rates: \$1,236 per quarter  
Land Tax: \$2,687 per quarter (only applicable if not primary residence)  
Land Value: \$954,000 (2023)  
Rental Range: \$800 - \$830 per week