

30 Prescott Street, Farrer, ACT 2607

House For Sale

Saturday, 3 February 2024

30 Prescott Street, Farrer, ACT 2607

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 964 m²

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

This immaculately presented, large family home is located at one of the highest points in arguably Farrer's most tightly held and desirable loop streets. First time offered in over 50 years makes this much loved family home a rare offering to the market. The next lucky family will appreciate the attention to detail of this well maintained property. As you enter the home you automatically pause to take in the Northerly views over Farrer and beyond. Flowing from the large entry is the light-filled formal lounge and dining areas which are ideal spaces to entertain family and friends. For more informal occasions you have a number of spaces to choose from including the spacious living area, family and meals area with high modern ceilings adjacent to the updated kitchen. The meals area and family room open directly to covered outdoor entertaining area which is surrounded by beautiful low maintenance gardens. Accommodation is four generous bedrooms, two main bedrooms with ensuite bathrooms, the one upstairs with walk in robe, the other three bedrooms have large built in robes and are serviced with additional bathroom and separate toilet. Other features include over size double garage, work shop area, ample storage area and plenty of off street parking. There is also easy access to the popular Farrer ridge walking tracks and local schools. If you desire a quality home in one of Canberra's desirable locations, we recommend immediate viewing. Features and inclusions:- First time offered in over 50 Years - North facing 964m² block in elevated position - Opposite open space, never to be developed provides privacy and additional parking. The area is occasionally utilised for street family gatherings which creates a real sense of community- Path opposite leads straight to school and bus stop (2 minute walk). - Great / large covered entertaining deck and space- Bbq gas connection outside entertaining area- Under stair storage/cellar and plenty of storage throughout- 2 Large master suites - one upstairs separate from other bedrooms with walk-in robe and ensuite and one downstairs with another ensuite- Main bathroom with separate toilet- Separate meals and family room off kitchen- Covered outdoor entertaining area- Separate lounge and formal dining- Double garage under with workshop - Secure perimeter fencing for pets- Ducted gas heating Easy walking distance to:- Farrer Primary School- Stroll to popular Farrer cafe And, express Action bus routes Close proximity to Melrose High School, Marist College and Canberra College Easy access to arterial roads to Woden, city, Tuggeranong and Belconnen Only a short drive to Canberra Hospital and Woden central Rates: \$4,496 pa (approx) Land tax: \$8,210 pa (approx) UV: \$886,000 Block: 964sqm Building (incl. garage): 263sqm EER: 2.0