

31 Drevermann Street, Farrer, ACT 2607

Sold House

Sunday, 20 August 2023



31 Drevermann Street, Farrer, ACT 2607

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 954 m2

Type: House



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Contact agent

This immaculately presented home is located at one of the highest points in arguably Farrer's most tightly held and desirable loop streets. As you enter the home you automatically pause to take in the views of Isaacs Ridge and what seems to be the endless rows of Pines. Flowing from the large entry is the light-filled formal lounge and dining areas which are an ideal space to entertain family and friend. For more informal occasions you have a number of spaces to choose from including the spacious living area, family and meals area adjacent to the modern kitchen. The meals area and family room open directly to a covered private deck that overlooks the low maintenance garden. Downstairs offers a huge rumpus / games room along with the fifth bedroom, bathroom and laundry all with internal access which makes a great get away for teenager, home office or the extended family member. Accommodation is five bedrooms, the main bedroom with ensuite bathroom and built in robe, the other bedrooms have built in robes and are serviced with two additional bathrooms. Other features include three over size garages with auto doors, 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:- Dress circle location- Spectacular views over Woden and towards Telstra Tower.- Double brick construction- Internal access from triple garage- North East aspect to living areas with views- Reverse cycle ducted Daiken air conditioning unit.- Five large bedrooms, one with built in students desk and shelving.- Superb manicured garden.- Four water tanks, total 12,700 litres approx.- Electric off peak hot water system.- A large workshop for the handyman with 3 phase power.- Ample below-house storage, ideal for wine storage- Secure perimeter fencing for pets.- Large modern laundry.- NBN connected- Third garage with access through to the back yard, ideal for boats, caravans, cleaning and storage- High quality security system

Easy walking distance to: Farrer Primary, Marist College and Melrose High School

And, express Action bus routes

Easy access to arterial roads to Woden, city, Tuggeranong and Belconnen

Only a short drive to Canberra Hospital and Woden central

Rates: \$4,518 pa

Land tax: \$8,256 pa

UV: \$920,000 (2023)

EER: 1.5

Living: 303sqm

Garage's & Store: 100sqm