

31 Spafford Crescent, Farrer, ACT 2607

Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 889 m2

Type: House



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\$950,000

This is a home full of history and full of heart. Commanding an elevated position within this highly sought-after Woden Valley locale, this generous family home offers incredible views and a vision, ready for a new family to make their dreams come true. With multiple living areas, a generous downstairs study/rumpus, incredible storage all set on a generous 889m² block, this home ticks every box for family living, 31 Spafford Crescent Farrer is welcoming someone to breathe new life and write their own chapters. You are welcomed into the home via the charming front patio, offering sweeping views across Mt Taylor and surrounds. Stepping inside, the spacious lounge room and adjacent dining room, both with large windows, ensuring the views are enjoyable while simply relaxing or entertaining family and friends. The kitchen hosts its own separate meals area, providing a functional layout with double pantry, bench space, gas cooking, and a large window overlooking the backyard. Accommodation is provided in the form of three bedrooms, all with built-in robes, the master especially spacious and located at the front of the home, offering incredible views through the window, an incredible sight to wake up to each day. They are serviced by the main bathroom with bath, shower and separate WC. This home is full of surprises. Downstairs, you will find a large study or rumpus room, lovingly referred to as 'The Sunset Studio'. The home studio of an acclaimed architect, this studio offered a haven where creations ran wild, many hours spent working bringing renowned landmarks such as the Sydney Opera House and New Parliament House to life, and as the sunset came through the windows, it was a sign to head upstairs and enjoy evenings spent with family. This studio is accessible via a separate front entry, or a clever trap door installed in the upstairs linen closet, allowing the family to access the downstairs space in a way as creative as its owner. Also accessible from the studio is a storage room and incredible under house storage, spanning the entirety of the home, with room for a cosy wine cellar. The wonderful backyard is a true secret garden, offering incredible entertaining opportunity, a paved area, leafy passageways and hidden corners, a beautiful water feature, lots of grass and established greenery. Additional features of the home include double carport, reverse cycle heating and cooling unit plus gas wall heater, large separate laundry with storage and security alarm. The location offers wonderful convenience with Farrer local shops close by, Farrer pre and primary schools moments away plus local oval and playground plus nature reserve. Woden Town Centre, Canberra Hospital and access to the Tuggeranong Parkway are only minutes drive. • Elevated position with incredible views • Generous 889m² block • Multiple living areas, including a spacious lounge and adjacent dining room plus meals area • Functional kitchen with double pantry, bench space, & gas cooking • Three bedrooms, all with built-in robes; master with incredible views • Main bathroom with bath, shower, and separate WC • Large study/rumpus downstairs, accessible via a separate front entry • Incredible under house storage spanning the entirety of the home • Beautifully landscaped garden with paved entertaining area, leafy passageways, a water feature, grassed areas and established greenery • Double carport • Reverse cycle heating and cooling unit plus gas wall heater • Large separate laundry with storage • Security alarm system • Close to Farrer local shops, Farrer pre and primary schools, local oval, playground, and nature reserve are all nearby • Woden Town Centre, Canberra Hospital, and Tuggeranong Parkway are only a few minutes' drive Land size: 889m² (approx.) Living size: 125m² (approx.) Land value: \$870,000 (2022) Rates: \$3,859 p.a (approx.) Land tax: \$6,870 p.a (approx.) Construction: 1969 (approx.) EER: 1.5 stars