

# 34 Spafford Crescent, Farrer, ACT 2607

## Sold House

Sunday, 20 August 2023



34 Spafford Crescent, Farrer, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 480 m2

Type: House



Mikaela Chan  
0416772767

## Contact agent

Situated in a tightly held pocket of Farrer, this beautifully presented three-bedroom home offers all the hallmarks of sought-after living: location, lifestyle, and comfort. Positioned in a quiet street and offering a practical layout, with multiple living areas, including a fantastic year-round outdoor entertaining deck (38m<sup>2</sup> approx.) with gorgeous views across the Woden Valley. Within walking distance to Farrer shops and Farrer Primary School, don't miss your opportunity to secure a wonderful place to call home.

**FEATURES-** Three spacious bedrooms, all with built-in storage- Large master bedroom with custom designed cabinetry- Modern bathroom with quality fittings- Multiple living areas- Centrally located open plan kitchen with stone benchtops, stained glass skylight and window, neutral finishes, Bosch gas stovetop, pyrolytic oven, double drawer dishwasher and ample storage- Merbau decked outdoor entertaining area (38m<sup>2</sup> approx.) with downlights and ceiling fan, alfresco blinds and radiant panel heater- Cedar Sash windows throughout - Ducted gas heating and evaporative cooling- Beautiful established and low maintenance gardens- Automatic irrigation system in front and rear yards- Double garage with automatic door- Ample under house storage- Short walk to Farrer shops (including the popular Fox & Bow café and IGA), Farrer Primary School, nature playground and bike track, and Farrer Ridge Nature Reserve- Proximity to The Canberra Hospital, Woden Town Centre, and easy access to the City

**WHAT THE SELLER LOVES ABOUT THE HOME**

1. Strolling to Fox and Bow on Sunday for a delicious brunch and quality coffee.
2. Afternoon walks up to Farrer Ridge.
3. The beautiful front garden that greets me every time I arrive home.
4. Entertaining on the huge, heated, covered deck - it's like another room!

**STATISTICS (all figures are approximate)**

EER: 2.0 House Size: 117m<sup>2</sup> Garage: 38m<sup>2</sup> Deck: 38m<sup>2</sup> Construction: 1968 Land Size: 480m<sup>2</sup> Rates: \$865 per quarter Land Tax: \$1,390 per quarter (only applicable if not primary residence) Rental Range: \$660 - \$690 per week