

34A Farrer Street, Braddon, ACT 2612

LUTON

Sold House

Thursday, 12 October 2023

34A Farrer Street, Braddon, ACT 2612

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 721 m2

Type: House



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Welcome to 34A Farrer Street Braddon; a free-standing town residence, offering easy care living in the heart of the city. This property is perfect for professional couples, families or downsizers looking for a convenient and low-maintenance lifestyle. Situated in the heart of Canberra on the City fringe only 850m walk into Lonsdale Street, offering urban living at its finest. Enjoy the advantages of being close to shopping centres, restaurants, entertainment venues, and all amenities the city has to offer. This residence offers generous living spaces while keeping maintenance to a minimum. With a thoughtfully designed floor plan, it maximizes functionality and comfort. The property includes formal and informal living, five bedrooms, ensuite, main bathroom and a double garage. The family and meals area open onto the private outdoor entertainment terrace surrounded by established gardens. This provides a space to relax, entertain guests, or enjoy some fresh air without the hassle of a large garden. Overall, 34A Farrer Street offers a very desirable combination of spacious easy care living and a convenient lifestyle. Features: Free-standing dual occupancy on its own 721m² block 214m² of internal living 850m² walk to Lonsdale Street, Braddon Beautifully presented with classic charm Perfect lifestyle option for downsizers, families or professional couples Formal Lounge and dining room Meals and family room with cedar doors opening onto private alfresco terrace Kitchen with stainless steel appliances including gas cooktop, electric oven, microwave and dishwasher Main bedroom with walk-in-robe Ensuite with spa bath and double vanity Bedroom two, three and four segregated in their own wing with the main bathroom (two bedrooms with built-in-robies) Bedroom five upstairs with its own reverse cycle unit and built-in-robe Ducted reverse cycle heating and cooling Infloor heating (electric) Gas hot water Excellent storage throughout Separate laundry with garden access Double garage with automatic door and internal access Solar panels Established, private easy care gardens Self-managed body corporate Separately metered for electricity & gas Shared water meter & structure insurance Land size: 721m² Internal living area: 214m² approx EER: 3.5 Land rates: \$980 P/Q approx