

34A Spafford Crescent, Farrer, ACT 2607

House For Sale

Thursday, 29 February 2024

34A Spafford Crescent, Farrer, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 166 m2

Type: House



James Scott
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Auction: 11am Saturday 23rd March 2024

Enviably positioned in the established and sought-after suburb of Farrer, this contemporary residence provides generous proportions with a designer feel and high-quality finishes. The open-plan living space is flooded with natural light and enjoys a leafy outlook, which is complemented by an idyllic outdoor deck. Well-crafted throughout, this home has 3 spacious bedrooms, a single-level design, a double carport with an additional storage shed, and a light-filled kitchen with quality appliances, plenty of storage space and stone benchtops. Enviably located close to a number of schools including Farrer Primary, Marist, Sacred Heart and Melrose High School and within walking distance to the Mawson shopping precinct, this immaculately presented residence is the perfect place to call home. Features of this home include:- Combined living and dining space features high ceilings to allow for plenty of natural light- Gourmet kitchen with SMEG appliances, ample bench space and storage- Quality timber flooring throughout living areas, carpet to all bedrooms- Generous-sized master suite comprising of an oversized walk-in robe and designer ensuite- Two generous additional bedrooms with built-in storage- Modern family bathroom features a bathtub- Reverse cycle heating and cooling- Double carport with additional storage shed- VDSL network internet- Immensely private outdoor entertaining deck with an outdoor kitchen- Fully irrigated low maintenance garden- Enviably positioned close to local shops, parks, and schools- Energy efficiency rating 6.0 stars Additional figures:- Living: 130 sqm (approx.)- Carport: 36 sqm (approx.)- Rates: \$870 pq (approx.)- Dual occupancy: \$380 pq (approx.) - shared annual insurance fee; this covers the shared land and driveway Disclaimer: The information contained in this advertisement has been provided by sources we believe are reliable, however we cannot guarantee its accuracy and recommend any interested parties rely on their own enquiries.