

# 36A Spafford Crescent, Farrer, ACT 2607

## House For Sale

Thursday, 9 May 2024



36A Spafford Crescent, Farrer, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 455 m2

Type: House



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Introducing 36A Spafford Crescent, Farrer - where contemporary elegance meets practical design. This stunning two-storey, 4-bedroom ensuite home is immaculately presented, offering a seamless blend of comfort, space and sophistication. With multiple living spaces, including a large rumpus upstairs, this residence caters to every aspect of modern family living. With seamless connection between the indoor and outdoor spaces, step into the low-maintenance backyard and discover the perfect setting for entertaining or quiet relaxation. Whether you're hosting gatherings with friends and family or simply unwinding after a busy day, this private outdoor space offers a retreat amidst serene surroundings. 36A Spafford Crescent offers more than just a peaceful retreat. It's conveniently located with nature walks, public transport, proximity to outstanding schools, and the Woden Hospital just moments away. Additionally, you'll find the popular Fox and Bow cafe, a local IGA grocer, a hairdresser and an array of convenience stores only steps away. If you're seeking the ultimate family residence, this property delivers style, convenience, and functionality, promising a lifestyle of modern comfort in one of Woden's most sought-after locations.

**The Perks:**

- 4 bed, 2 bath (plus powder room) and 2 car design
- Modern, double-storey dual occupancy
- Northerly aspect to main living and entertainment areas
- Segregated master bedroom with walk-in robe and ensuite
- Modern kitchen with state-of-the-art Bosch appliances, walk-in pantry, breakfast bar and ample cupboard and storage options
- 900mm Bosch flame select gas cooktop
- Bosch integrated microwave
- Underfloor heating to ensuite and main bathroom
- Automatic blinds with remote controls
- Timber flooring throughout living areas and lush carpet to bedrooms
- Daikin reverse cycle, ducted and zoned air conditioning system
- Rinnai gas instant hot water system
- 8.5kw solar system
- Rain water tank
- Covered outdoor entertainment area
- Low maintenance, private and spacious backyard, perfect for kids and pets
- Double lock-up garage with automatic door and internal access
- Additional storage room
- Farrer Shops, Farrer Primary School and pre-school, Farrer Ridge Nature Reserve and Isaac Pines at your doorstep
- Short drive to Marist College, Melrose High School, Canberra Hospital and the Woden and Southlands Shopping Centres

**The Numbers:**

- Living area: 166m<sup>2</sup>
- Garage: 41m<sup>2</sup>
- Block size: 455m<sup>2</sup>
- Year of construction: 2019
- EER: 5 stars