

# 37 Muresk Street, Farrer, ACT 2607

## Sold House

Thursday, 12 October 2023

37 Muresk Street, Farrer, ACT 2607

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1062 m2**

**Type: House**



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**\$1,240,000**

In the tightly held Woden suburb of Farrer, 37 Muresk Street is an expansive family home of solid construction with the ability to further customise to suit different lifestyles and styles. The brick home is secluded behind lush established gardens offering shade and privacy, leading to a lovely front porch complete with wrought iron balustrades, a perfect place to enjoy a coffee or wait for the guests you can accommodate in this home with its five bedrooms plus office. The entryway provides a central point between the living and dining to one side, bedrooms to the other and kitchen and entertaining to the rear. The large living room at the front of the home overlooks the beautiful front gardens and features down lights and a Fujitsu wall mounted split system. Double doors lead through to a dining area adjacent to the kitchen with more windows offering views to Isaacs Ridge. The family room beyond this area features enough custom feature bookshelves to house even the most avid reader's book collection, and gorgeous bay window seating offers the ideal spot to curl up in the sun and read to your heart's content. The kitchen offers plenty of built-in storage, including a purpose-built broom cupboard, as well as a breakfast bar, 4 burner Smeg oven and Smeg dishwasher. The kitchen window overlooks the paved, partially covered alfresco area and gorgeous pool area surrounded by established shrubs. The flat grassed area which includes a clothesline is perfect for children and pets to play and offers privacy and shade thanks to the surrounding trees. Back inside the home, the laundry next to the kitchen offers plenty of storage, bench space, room for your appliances and access to the exterior of the home. The hallway includes even more storage for linen or other items that need a place to be hidden away. Bedrooms one and two overlook the front garden through large picture windows adorned with roman blinds and boast built-in robes. A full bathroom and separate toilet are ideally located nearby these bedrooms, and the main bedroom further up the hall has a larger built in robe including a mirrored vanity and offers an ensuite and direct access to the outdoor alfresco area. At this end of the hallway you will find an ideal home office space, with huge window and built in shelving. This space, removed from the main living areas, offers privacy and space to meet the needs of modern hybrid work, or school assignments that need to be completed. Up the stairs at the end of the hall you will find bedrooms four and five, both with ceiling fan lights and built in robes. Both these rooms are bathed in natural light thanks to the sliding doors leading to the balcony and high windows and serviced by a full bathroom on the upper level. The flexibility of this home is endless and would meet the needs of all kinds of families. There is room to spread out and grow and also to provide separation when required. Farrer is a sought-after location due to its privacy, safety, beauty and proximity to all Canberra as to offer. The uplift to the Woden town centre has established it as a go-to location for shopping, entertainment, cafes, bars and dining. The upcoming light rail and CIT campus, as well as the upgrades to the Canberra Hospital will further increase Woden's positioning as a fantastic place to live and work. Fantastic schooling options include Farrer Primary, Marist College, Melrose High School, Wanniasa School, St Anthony's Parish School and Erindale College. Features: - 5 bedrooms + office - Flexible floorplan - Multiple living areas - Light-filled rooms with views to Isaacs Ridge - Large paved alfresco area - Pool surrounded by established greenery - Main bedroom with ensuite and access to alfresco - Built in robes to all bedrooms - Two upstairs bedrooms with access to balcony - Double garage - Beautiful established gardens offering privacy and serenity - Kitchen with breakfast bar and views over pool area - 4 burner Smeg oven - Smeg dishwasher - Wall mounted Fujitsu cooling - Gas heating throughout - In built bookshelves and bay window seating - Well cared for home with ability to add your own touch Figures: Living size: 210m<sup>2</sup> Block size: 1,062m<sup>2</sup> UV: \$1,057,000 (2023) Rates: \$5,500 p.a approx. Land Tax: \$10,300 p.a approx.