

**39 Waite Street, Farrer, ACT 2607**

**Sold House**

Wednesday, 13 September 2023



39 Waite Street, Farrer, ACT 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1211 m2**

**Type: House**



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## Contact agent

An impressively spacious and intuitively designed home that focuses on low maintenance living, this breathtaking freestanding residence is a family offering of enduring quality. Filled with natural light, the home flows over two spacious levels, and is immaculately appointed with luxurious contemporary finishes and incredible views towards the Brindabella Ranges. Perfectly positioned backing the nature reserve and only a short walk to Farrer shops and Farrer Primary School.

**FEATURES**

- Large family home in a fantastic location
- Gorgeous views to Mt Taylor and the Brindabella Ranges
- Fully renovated - Majority completed in 2017
- Spacious and open plan interior living and dining areas
- Gorgeous contemporary kitchen with Caesarstone bench tops, quality appliances including double oven and induction cooktop, and ample bench and cupboard space
- Fridge cavity with plumbing
- Laundry/butler's pantry
- Four generous bedrooms, three with built-in robes
- Master bedroom with ensuite
- Main bathroom with separate toilet
- Large downstairs rumpus room with powder room, and space to add a fully equipped kitchenette
- Double glazed windows throughout (except rumpus room)
- Ample under house storage
- Fantastic outdoor entertaining space with built-in BBQ
- Fully landscaped front and back gardens with new side fences and gates
- Ducted gas heating and ducted evaporative cooling, operating from a single controller
- Reverse cycle air conditioning unit downstairs in the rumpus room
- Freshly painted interior and exterior
- Solar panels
- Backing reserve, with access to the Farrer Ridge and Isaac Ridge walking trails
- Close to good schools – Marist College, Farrer Primary School, Sacred Heart Primary School
- Walk to the Farrer shops - great coffee at the Fox and Bow, restaurant, takeaway, specialty shops and IGA
- Close to Southlands shopping precinct and playing fields, Woden shopping district
- Lovely, quiet location with lots of birdlife

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. Lovely neighbours
2. Spectacular views
3. Quiet location with lots of wildlife

**STATISTICS** (all figures are approximate)

EER: 2.0 Home Size: 287m<sup>2</sup> Garage Size: 39m<sup>2</sup> Land Size: 1,211m<sup>2</sup> Land Value: \$988,000 (2023) Construction: 1970 Rates: \$1,228 per quarter Land Tax: \$2,728 per quarter (only applicable if not primary residence) Rental Range: \$870 - \$900 per week