

4 Pudney Street, Farrer, ACT 2607



House For Sale

Friday, 16 February 2024

4 Pudney Street, Farrer, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 939 m2

Type: House



Grahame OBrien
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Tim Ngo
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\$1,099,000

Quietly tucked away in the heights of Farrer is this exciting, elevated home that offers great convenience and comfort for you and your loved ones. From the moment you arrive, you'll know this is a special place that you'd be proud to call home. The floorplan flows easily with an L-shaped lounge/dining, an updated kitchen and 3 bedrooms located away from the living areas. There are expansive windows that bring the gardens and views indoors and an expansive rear timber deck overlooking the large backyard. For the car enthusiast, there is an oversized double garage under (8.6m x 5.8m), plenty of underhouse space ideal for extra storage or the perfect wine cellar plus extra space at the side of the house for trailers, work utes or caravans. Having the park directly across the road gives you a terrific feeling of nature, open space and tranquillity but be warned, you'll need to share this with the friendly Kangaroos that love to visit. This could be the epicentre for kids to play and I could imagine social street gatherings here at Christmas time. The home is located conveniently to Farrer shops and Farrer Primary school which are within an easy 10-minute walk away. If you're looking for a forever home that you can extend or update if required, then this could be the opportunity you've been waiting for.

Features:

- Located high with Parkland views
- Updated interior
- Wide frontage ideal for extra car/van parking
- Directly opposite parkland with children's play equipment
- Beautiful timber flooring
- Floor to ceiling windows for extra light
- Expansive rear timber deck overlooking gardens
- Oversized double garage under
- Extra under-house storage – ideal wine cellar
- Large 939m² block – great for young active families
- Easy walk to schools, shops and buses
- Aspirational suburb with numerous high value homes

Essentials:

- House living size: 117m²
- Garage: 58m²
- Block size: 939m²
- Rates: \$4,467 p.a approx.
- Land tax: \$8,264 p.a approx. (investor only)
- Year built: 1970 (54 years)
- Rental estimate: \$700 - \$750 per week