

42 Muresk Street, Farrer, ACT 2607

LUTON

House For Sale

Thursday, 9 May 2024

42 Muresk Street, Farrer, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1802 m2

Type: House



Sophie Luton
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Richard Luton
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Auction

Ideally positioned above Farrer's Hawkesbury Crescent dress circle in a discreet cul-de-sac. Backing Farrer Ridge Nature Reserve and nestled into a large holding of over 1802 square metres. A solar-passive, architect-designed residence offering excellent living and entertaining over a single level design. A formal lounge with open fireplace and dining room, open plan kitchen with family room/meals area. Parents' retreat-style master bedroom with its own atrium courtyard and ensuite. An additional bedroom wing with three bedrooms with built-in-robos and main bathroom. The superb layout and design takes advantage of the due north aspect with views of the established gardens from every room, surrounded by Farrer Ridge Nature Reserve to the south. Located close to Marist College, Farrer Primary School, Farrer Shops and Woden Town Centre. A rare opportunity to acquire such a large land holding on Farrer's dress circle.

Features Authentic Pegrum architectural design Solar-passive, single level design Northerly aspect Discreetly set back from the street Every room has beautiful cedar picture windows taking in the surrounding grounds Formal entry way with double doors Timber parquet floors Long feature hallway spanning the length of the property Formal lounge room with fireplace Formal dining room Large study/parents' retreat/bedroom five Kitchen with Miele induction appliances and Miele dishwasher, adjoining meals/family room; sliding door access to front and rear gardens and entertaining spaces Walk-in pantry Main bedroom is segregated with atrium, plus sliding door access to its own private front courtyard, built-in-robos and ensuite with bath and shower Three of the four bedrooms have built-in-robos Main bathroom with separate toilet Ducted reverse cycle heating and cooling Honeycomb blinds Laundry with external access Large rear courtyard with direct access to Farrer Nature Reserve Double garage with automatic doors Large, grassed private garden, with access from most rooms EER: 1 Land Rates: \$5,824 approx Land Size: 1802m² approx UCV: \$1,193,000 approx Internal living area: 224m² approx