

# 48 Longerenong Street, Farrer, ACT 2607

## House For Sale

Thursday, 15 February 2024

48 Longerenong Street, Farrer, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 808 m<sup>2</sup>

Type: House



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## Auction

This stunning freestanding home is positioned on a great street in a prime location, across the street from Farrer Primary School and the neighbourhood oval, and only 500m from Farrer shops. The interior celebrates an easy-care lifestyle, with generous living spaces, a private rear entertaining deck and backyard, and thoughtful design touches that embrace a leafy outlook from every window. An exceptional choice for professionals, small or growing families who value space, privacy and the convenience of nearby schools, shops, and transport.

**FEATURES**

- Lovingly maintained home in a prime location
- Leafy outlook from every window
- Northern aspect to the rear
- Large open plan formal lounge and dining room with wood fireplace
- Good sized kitchen with ample storage
- European laundry
- Sunken family room with high ceilings and wood fireplace
- Three generous bedrooms, two with built-in wardrobes
- Renovated bathroom with separate toilet
- Reverse cycle air conditioning unit in lounge room and main bedroom
- Private rear deck, perfect for entertaining
- Beautiful established gardens
- Single carport with storage space to the rear
- Located across the street from Farrer Primary School and Farrer neighbourhood oval
- 500m from Farrer shops with IGA and popular Fox & Bow Café
- Short drive to Southlands Shopping Centre, The Canberra Hospital and Woden Town Centre

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. Friendly neighbourhood.
2. Privacy in a central location.

**STATISTICS** (all figures are approximate)

EER: 0.5 Home Size: 148m<sup>2</sup> Carport: 25m<sup>2</sup> Land Size: 807m<sup>2</sup> Land Value: \$750,000 (2023) Construction: 1969 Rates: \$735 per quarter Land Tax: \$2,116 per quarter (only applicable if not primary residence) Rental Range: \$640 - \$660 per week