

6F/32 Gatton Street, Farrer, ACT 2607

home by holly

Unit For Sale

Thursday, 21 March 2024

6F/32 Gatton Street, Farrer, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jenny McReynolds
0491850701



Cris O'Brien
0409308038

\$459,000

There is a classic feel to this welcoming home, with its preserved vintage features and excellent spatial array. Designed across two-levels, the home is characterised by its open social arena, capture of leafy treetop views and easy drift to the generous balcony. Farrer is famous for its encircling mountains, family friendly vibes and bushy remove, belying its close proximity to the thriving Woden precinct and the boutique offerings of the inner south. This sweet two-bedroom townhouse sits front and central, moments from the local Farrer shops, with its celebrated village atmosphere and popular eateries, a few steps from parkland and an easy stroll to reserve. The home is part of a small development, nestled within pretty gardens, across from parkland. A carport provides sheltered off-street parking and entry is via the original front door, set with wide sidelights. Mosaic ceramic flooring in a combo of brown hues, features within the generous laundry, hallway and bathroom with bathtub. Two peaceful bedrooms with built-in robes are complimented by leafy greenery, captured in large windows. While the eye is drawn to the lofty heights of a textural brick wall, creating a lovely mid-century vibe as you climb the stairwell. A floating treetop, garden retreat awaits upstairs, as large windows frame landscape and northern light within the generous combined living and dining. There is a nice merge to a renovated kitchen, where banks of storage provide a place for everything. Finished in sleek monochrome, with crisp white cabinetry and black worktops, this airy space is wonderfully arranged. A large window above the sink gifts big sky views while you do the washing-up and there is plenty of space for meal-prep and cooking. During the warmer months one imagines spilling to the large sunny balcony, dining alfresco with family and friends, stepping out with morning coffee, or simply retreating on lazy Sundays with a great book. There is also a large garden within the complex, fostering community and gifting a private enclave to retreat and gather. Underpinning it all is the lifestyle...the home connects you to both an infinite array of peaceful walking trails and the much-loved and thriving Farrer shops. Home to the famous Spanish inspired Fox and Bow, an eclectic and relaxed café, the local shops often come alive with passata cooking days, live music and impromptu celebrations. There is also The Mustang Nepalese Restaurant and Bar, serving up yummy curries, dumplings and aromatic samosa. Mawson Southlands Shopping Centre is close to hand, with Woolworths and a plethora of speciality shops and dining options. The home is also within a short drive of the exciting Woden precinct, extending a cornucopia of amenities. The unique offerings of Manuka and Kingston are also not far, and it is a mere 19 minutes to the CBD. features..excellent two-bedroom townhouse in peaceful Farrer. moments from Farrer shops and surrounded by green spaces. arrayed on two levels with leafy views. bathed in light. lovely vintage features, including mosaic tiling, exposed brick walls and original glass pendant light. large internal laundry. family bathroom with bathtub. two peaceful bedrooms with built-in robes. combined living and dining with elevated views to treetops. large, renovated kitchen with banks of storage, freestanding oven and dishwasher. drift to a large sunny balcony. RC air conditioning to upstairs. covered parking and storage. guest parking within the complex. large communal gardens .close to Farrer Playground, Nature Trail and Farrer Ridge Reserve. handy to Mawson Southlands Shopping Centre and the bustling Woden Precinct. handy to transport and within walking distance of Farrer Pre-School and Primary. easy drive to the CBD. DEER: 2 Rates: \$2,345.00 pa (approx) Body Corporate: \$3,378 approx. per annum