

# 7/9 Farrer Place, Farrer, ACT 2607



## Sold Unit

Thursday, 9 November 2023

7/9 Farrer Place, Farrer, ACT 2607

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Obi Shadmaan  
0423980763

**\$360,000**

Introducing a remarkably rare urban retreat at 7/9 Farrer Place, Farrer – a meticulously renovated and updated 1 bedroom, 1 bathroom apartment that epitomises modern living at its finest. This stunning property boasts a brand-new kitchen, bathroom, plush carpet, painted and new fixtures throughout. You'll be captivated by the elegant design and the impeccable attention to detail. Step inside to discover a light-filled living space that effortlessly blends with the beautiful north-east facing balcony. Enjoy a morning coffee or a quiet evening, taking in the picturesque views of nature that create an atmosphere of serenity. This apartment offers the perfect escape from the city's hustle and bustle while providing convenience at your doorstep. 7/9 Farrer Place offers more than just a peaceful retreat. It's conveniently located with nature walks, public transport, proximity to outstanding schools, and the Woden Hospital just moments away. Additionally, you'll find the popular Fox and Bow cafe, a local IGA grocer, a hairdresser and an array of convenience stores right on your doorstep. This property seamlessly combines a quiet and serene ambience with easy access to all the amenities you need. Don't miss the opportunity to make this apartment your new home, where you can experience the best of both worlds.

**The Perks:**

- One of only 12 units in a charming boutique development
- North-easterly aspect
- Light-filled living area with split system air-conditioning and electric fireplace
- Sleek kitchen with electric cooktop, oven, plus ample storage and bench space
- Fully renovated bathroom / laundry with quality fixtures and fittings
- Large bedroom with floor to ceiling built-in robes
- Breakfast balcony with serene nature views
- Ample storage options including under-stair storage room
- Carport with storage shed
- Farrer Shops, Farrer Primary School and pre-school, Farrer Ridge Nature Reserve and Isaac Pines at your doorstep
- Short drive to Marist College, Melrose High School, Canberra Hospital and the Woden and Southlands Shopping Centres

**The Numbers:**

- Living area: 49m<sup>2</sup>
- Carport: 20m<sup>2</sup>
- Rates: \$566 per quarter
- Body corporate: \$879 per quarter
- Rental estimate (investors): \$350 - \$380 per week
- EER: 6 stars