

7 Sutton Place, Farrer, ACT 2607

House For Sale

Friday, 26 April 2024



7 Sutton Place, Farrer, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 931 m2

Type: House



Glen Kingston
0417170733

Auction

This fantastic home offers a blend of modern comfort and traditional charm in a quiet cul-de-sac setting. Here's a summary of its key features:

Location: Situated in Farrer, the property enjoys a tranquil environment away from the hustle and bustle, providing a peaceful retreat for its residents.

Size and Block: The home occupies 102m² of living space on a spacious 931m² block, offering ample room for outdoor activities and potential expansion.

Entertaining Deck: A sprawling 36m² entertaining deck stretches across the rear of the house, providing the perfect space for outdoor gatherings and relaxation.

Windows and Doors: Cedar double-glazed windows and French cedar doors seamlessly connect the indoors with the outdoors. A triple-glazed west-facing window imported from Germany adds energy efficiency and functionality with its tilt and turn feature. Walls R1.5, Ceiling R4.0, Floor R2.5 & EER 5.0

Heating and Cooling: Modern appliances include a Bosch oven, Osburn 'Matrix' woodfire with fan featuring Canadian Soapstone, and a Sanden Heat Pump 300 Litres. Additional cooling is provided by a Daikin Split System and Haiku Ceiling Fans with remote and Wi-Fi activation.

Custom Cabinetry: The kitchen features custom cabinetry with Yellowbox benchtops, providing both style and functionality. Custom-built wardrobe and laundry further enhance the home's practicality and storage options.

Hardwood Features: A hardwood front door adds character and durability to the property. The deck, constructed from reclaimed hardwood including Ironbark, Blackbutt, Sydney Blue, and Spotted Gum, offers aesthetic appeal and longevity.

Garden and Outdoor Features: The property boasts native and fruit trees in the rear garden, creating a picturesque backdrop and providing fresh produce. A sandpit and storage space under the house add to the property's family-friendly appeal and practicality.

Versatility: With the potential to renovate, extend, move straight in, or develop, this property offers flexibility to suit various needs and preferences, making it an attractive option for a range of buyers.

Overall, this home offers a unique blend of comfort, style, and potential, making it an excellent opportunity for those seeking a special property in Farrer.

Close to; Farrer shops, Fox and Bow Cafe, Farrer nature playground, Mawson playing fields, Farrer Primary School, Southlands Mawson shopping, Expected light rail stop (Mawson) Rental Appraisal: \$640 - \$660 Per Week

FEATURES:* Cedar double glazed Windows* Cedar French doors - Double glazed* West facing triple glazed window (Imported)* Osburn 'Matrix' wood fire * Sanden Heat pump unit 300 Litres* Daikin R32 Split system * Haiku' Ceiling fans with lights (remote & Wifi activated)* Bosch Oven / Modern appliances* Custom Yellow box benchtops* Custom wardrobe (2 bedrooms)* Custom built laundry* reclaimed hardwood deck, front door and front porch* Walls R1.5, Ceiling R4.0, Floor R2.5

STATISTICS:EER: 5.0Block: 11Section: 3Land Size: 931m² approx.Living: 103m²Garage: 36m²UV: \$729,000 (2023)Rates: \$3,753.00 p/a approx.Land Tax: \$6,643.00 p/a approx. (If rented)Deck: 36m²Construction: 1970* All specifications approx