

7 Werribee Crescent, Farrer, ACT 2607



Sold House

Thursday, 17 August 2023

7 Werribee Crescent, Farrer, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 965 m2

Type: House



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Escape to your own private oasis with this beautifully appointed home, exuding timeless elegance and style. Situated on a large block of land with tranquil surrounds, the fully landscaped gardens feature a combination of natives and non-native plantings, as well as established trees. French doors extend indoor to outdoor living, creating a seamless transition across the lounge, dining, and family rooms. The large kitchen is perfect for cooking up a feast, with 2 Miele ovens and a Highland gas cooktop, as well as ample storage space. The large back deck is perfect for both relaxing and entertaining, with the addition of lighting for summer evenings. The master bedroom has a both a well appointed WIR and ensuite, with the addition of its own private, north facing courtyard offering a retreat for parents at either end of the day. Ideal for a growing family, there is a separation of bedrooms for the kids, with two large bedrooms each with mirrored built-in robes and a separate bathroom. The fourth bedroom is large enough to be sleeping quarters, or a home office or study area as currently presented. Skylights in the kitchen, family, and master bedrooms bring in the winter sun, while reversible overhead fans in the family room and master bedroom add a pleasant breeze in the warmer months. 'Comfort Plus' glass windows throughout keeps the noise out and the warmth in, while original Tasmanian oak floors adds another sense of warmth and character. Ducted gas heating and evaporative air conditioning keep you comfortable year-round, plus the main living area also has the addition of honeycomb blinds, further insulating the house against the heat and the cold. The double car garage features automated doors and two large undercover areas which can be used for a wide range of purposes, from additional cars and boats to sporting equipment or your caravan. The large walk-in area under the house provides even more storage options, including room for an almost always desired wine cellar. Outstandingly located within walking distance to the local Farrer shops and Farrer Primary School, and within close proximity to the local public high schools, private schools, Canberra Hospital, Woden Town Centre and Isaacs Ridge Nature Reserve. A truly exceptional and unique offering, do not miss your opportunity to view this home. Enquire today to register your interest, receive more information and organise a private inspection. Features Include: - Multiple outdoor entertaining areas and lush private gardens - Quality kitchen appliances - Comfort plus glass windows & doors - Ducted gas heating - Evaporative Cooling - Gas hot water - Surrounding outdoor sensor lighting - Large under house storage - Excellent surrounding drainage - Remote garage doors to double garage Block Size: 965m² House Size: 178m² (approx.) Construction Date: 1972 UCV: \$834,000 EER: 2.0 Outgoings: Rates: \$1,073 p/qtr (approx.) Land Tax (if rented out): \$1,823 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.