

8 Farrer Street, Braddon, ACT 2612

LUTON

Sold House

Sunday, 8 October 2023

8 Farrer Street, Braddon, ACT 2612

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1498 m2

Type: House



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\$2,520,000

Privately positioned on an expansive 1498m² block, on a pretty tree lined street and conveniently located on edge of the City Centre, you'll be immediately enchanted by the eclectic mix of heritage-style and modern amenity offered in this extended and renovated four-bedroom, two-bathroom family home with carport and double garage. Featuring a northerly aspect to the front, the dappled light throughout the day provides a true sense of home. Original 1930's charm, including double brick, formal rooms, sash windows, decorative ceilings, timber flooring and picture rails are evident throughout the original part of the home, whilst the architecturally designed extension caters for modern life with high ceilings, sky lights, open-plan living with a slow combustion stove, modern appliances and a breakfast bar in the kitchen along with beautiful French doors leading out to the paved alfresco entertaining area. The large, flat back yard is perfect for the kids and/or pets and holds potential for the ACT Government's new Territory Plan allowing for formal subdivision. This tightly held street is close to amenities including The Canberra Centre, the Light Rail, The Australian National University, local sought after schools and the thriving Braddon precinct with cafés, bars and restaurants so you can leave your car at home and walk or cycle to your favourite destination!

Original house 1930's:

- Timber flooring throughout residence
- Formal entry with screen door and skylight
- Northerly facing front living room with fireplace, sash windows, curtains, decorative ceiling, picture rails and servery to the dining room
- Separate large, light-filled dining room with servery to the kitchen, built-in cabinetry, French style glass and screen doors to carport
- Master bedroom with sash windows, picture rails, original pendant light, decorative ceiling, wardrobe and curtains
- Bedrooms two, three and four with picture rails, sash windows, decorative ceiling, roller blinds
- Main bathroom has shower, large vanity with storage, toilet, bath, heated towel rail

Architecturally designed extension:

- European style laundry with benchtop, sink and storage
- Open-plan kitchen and family room with raked ceiling, ceiling fan and skylight
- Kitchen has a mixture of stainless steel and timber bench tops, gas and electric cooktop, electric oven and dishwasher, breakfast bar, two pantries, double sink, custom made cabinetry and servery to dining room
- Family room has slow combustion stove, French glass and screen doors to paved patio
- Bathroom has floor to ceiling tiles, vanity, bidet, toilet, shower, built in storage, skylight

Quiet and pretty tree-lined street

- Short walk to the City Centre and Braddon's Lonsdale Street with an abundance of shops, cafes and bars, Ainslie Art Centre, public transport, light rail and local sought after schools

Other features:

- Ducted gas heating
- Double garage and single carport
- Tiled roof
- Large flat block
- Off street parking
- Water tank
- Colorbond and paling fences
- UV \$1,608,000 (2023)
- Block size: 1498m²
- Rates \$8,153 p.a.
- House size: Internal: 196m²; Garage: 50m²; Carport: 24m²
- EER: 0
- Original residence built: 1937; Extension final in: 2011; Wood heater: 2013
- Architect: Brett Lowe