

81 Pridham Street, Farrer, ACT 2607

Sold House

Wednesday, 27 September 2023

81 Pridham Street, Farrer, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 809 m2

Type: House



Jonathan Charles
0262095010



Robert Burns
0262095006

\$1,100,000

Interest from \$1,000,000. Auction Saturday 14th October if not sold prior. Located in one of Canberra's most sought-after suburbs, 81 Pridham Street, Farrer is the ideal family-friendly home, providing a comfortable lifestyle both inside and out. The 1960's solar passive design ensures a light and bright home with sundrenched living areas and views out to the garden at every turn. Upon entry, you step into a private raised alfresco that is the perfect area to relax and enjoy the sun that pours through during winter or relax in the afternoon shade in summer. Inside, the featured exposed bricks are creatively showcased throughout the duration of the hallway with chic plantation shutters illuminating the space. Bookworms and remote workers alike will be thrilled with the beautiful, bespoke office which features built-in full-length bookshelves, secure plantation shutters, direct access to the alfresco area and louvre doors to the internal living area. This room can be shut off from the rest of the home, allowing for work to be separate from family life. The living and bedroom zones are separated at either ends of an oversized hallway. The three bedrooms feature large windows and fantastic storage and hanging space. The main bedroom offers a separate entrance to the front patio, providing summer breezes of an evening. The three-way Hamptons-inspired bathroom, updated with heated flooring, custom joinery, Attica Caesarstone benchtop and a heated towel rail offers convenience and privacy for busy families. There is a separate toilet and a vanity area featuring a modern LED skylight alternative along with an imported feature light that adds the perfect ambience. A creatively designed wet area with a frameless shower screen and bath completes this practical yet chic space. The kitchen is a central point of the home, allowing for seamless flow between spaces and connection to the rear entertainment area. With abundant amounts of storage space, including two deep pantries and a practical breakfast bar, this kitchen exudes a cozy charm. The laundry is conveniently located adjacent to the kitchen with easy access to outside and a large space for additional appliances or storage. The dining area off the kitchen boasts large windows allowing the sunlight to bounce off the gorgeous, exposed brick, creating a perfect space for meals to be savoured with family and friends. The adjacent living room provides the perfect area for the family to lounge around and bask in the beautiful sunlight during winter, or the cool and relaxing shade in summer. With captivating views to Mount Taylor, Black Mountain and Canberra's iconic Telstra Tower, and its stunning exposed beams, this living area, along with the rest of the home, really is spectacularly unique. The large backyard is the perfect area for children and pets to run around and for catching up with friends and family. The veggie patch located in front of the north facing wall receives direct sunlight all year round, allowing for a bountiful array of veggies, with two 2000 litre water tanks to ensure they will be catered to all year round. The complete under-house workshop and storage is accessible from the backyard, offering the handy types plenty of space for their tools and toys. An easy walk to direct buses into the city and Woden town centre, both Farrer and Torrens primary schools as well as direct school buses to Canberra Grammar, St Clare's College and St Edmunds, this home is perfectly positioned for families of all ages and stages. Close to arterial roads to get to work, you can then immerse yourself in nature at the Farrer Ridge reserve a short walk away. The local shops feature a thriving local grocer, hairdressers, restaurants and cafes, and act as a great meeting place for this strong community suburb. Features:- Lovely family home in prime location- Sundrenched living rooms with beautiful views- Excellent flow between spaces- All bedrooms feature ample storage and beautiful outlooks- Renovated Hamptons-inspired three-way bathroom with custom joinery, Attica Caesarstone benchtop and LED skylight- Recently painted throughout - An abundance of storage including deep cupboards in bedrooms, hallway and kitchen- Office accessible from alfresco, with louvre doors to living room - Perfectly oriented on the block, providing amounts of sun in all seasons - Under-house storage and workshop- Crimsafe screens on all external doors and alarm for peace of mind- Argus secure plantation shutters to alfresco and front bedroom windows- Sanden heat pump hot water system, with option to link to solar panels- Mitsubishi split system heating and cooling plus ducted gas heating through floor vents ensuring comfort year-round- Views to Mount Taylor and Telstra tower- Established trees providing shade in warmer months and allowing sunshine in throughout cooler times of year- Beautiful painted brick and exposed beams add character and charm- Easy access to fantastic schools, Woden town centre, arterial roads and Farrer Ridge reserve The numbers: Living size: 135m² Carport: 25m² Land size: 809m² Rates: \$3,950 Land tax: \$6,400 UV: \$750,000 (2023)* these figures are approximate*