

9 Pridham Street, Farrer, ACT 2607



Sold House

Friday, 23 February 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 714 m2

Type: House



Alec Brown
0406866007



Kaine Walters
0450146538

\$1,107,500

A complete overhaul has seen this stunning family home overhauled into a contemporary family entertainer, ready to be embraced by new owners. Beautifully presented and offering a fabulous oasis of space, versatility and privacy, this is a home that will be an absolute joy in which to live and raise a family. Occupying an extremely manageable 714sqm block, you'll be delighted at the capacity of both the internal and external living spaces to enhance your lifestyle. From the infinitely sleek entertainer's kitchen to the way the open plan living area extends seamlessly to the sun-bathed alfresco deck, to the impeccable interior style that radiates modern luxury - in particular the bathrooms - this is a home that you'll long to return to at the end of each day. Placed in a highly sought-after, family-oriented neighbourhood, close to excellent schools and with Farrer Ridge just moments away, you'll also relish the convenience of being within easy reach of a variety of shops and cafes, not to mention the arterial roads to the CBD. Property features include:

- Completely renovated inside and out
- Spacious, open plan living incorporating lounge, dining and kitchen
- Blue, timber panelled feature wall in the living room
- Deluxe gas kitchen features quality appliances, combi oven, dishwasher, sleek cabinetry
- Bi-folds doors enhance the flow between the living area and large entertaining deck
- Three generously sized bedrooms, two with walk-in robes, one with built-ins
- Gorgeous master has a sunny window seat alcove and luxurious skylit ensuite
- Both the main bathroom (with bathtub) and master ensuite are superbly appointed
- Walk in wardrobe in both master and bedroom 2
- Ducted evaporative cooling and gas ducted heating
- Ceiling fans in the majority of rooms
- Modern laundry
- Excellent storage throughout
- Easy-care, landscaped back garden is fully fenced and includes a fire pit area
- Brand new, contemporary style double garage, plus new shed with storage area/potential home office
- New paint, wool carpet, window furnishings, windows, lighting, insulation, Colorbond roof, and fences
- Block: 714sqm
- Living: 139sqm
- Garage & Shed: 59.28sqm
- EER: 5.0
- UV: \$715,000 (2023)
- Rates: \$4,427.91
- Land Tax: \$8,073pa (Investors only)

Close proximity to:

- Farrer shops
- Southlands Mawson
- Farrer Ridge Reserve
- Woden Town Centre
- Farrer and Torrens Primary Schools
- Marist College, Melrose College, Canberra College
- Walk to buses
- Easy access to arterial roads

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.