

9 Sutton Place, Farrer, ACT 2607



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 881 m2

Type: House



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Contact agent

Located at the end of a quiet street, on a large parcel of land, 9 Sutton Place Farrer presents a wonderful opportunity to acquire an updated family home in the sought after suburb of Farrer. Featuring three freshly carpeted bedrooms, outdoor entertaining areas and oversized double car garage, 9 Sutton Place ticks all the boxes. The updated kitchen with ample storage flows into the dining and living areas which feature freshly polished timber floors. The established front gardens are green and lush and provide a wonderful outlook from the dining and kitchen areas. The home is within walking distance to the Farrer Shops which hosts an IGA and the well regarded Fox and Bow café. Venture a little further and the Mawson shops offer a multitude of international bakeries and restaurants. Primary and secondary schools are within walking distance and nearby public transport links the home to the Canberra CBD, Woden, Canberra Hospital and Tuggeranong. Recently renovated with new lighting, flooring, blinds and paint this home is ready to move into. The large block size in a sought after suburb makes this a logical choice as there is substantial opportunity for future redevelopment of the property.

- 881m² block north facing to the rear
- Reverse Cycle Air Conditioner
- Ceiling Fans
- Gas Cooking
- Updated Bathroom and Kitchen
- Established Gardens
- Double Car Garage
- Secure Backyard
- Outdoor entertaining areas
- Mawson and Farrer Shops within walking distance

Rates: \$3,453pa (approx.) Land Tax: \$5,230pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra. [\[?\]\[?\]\[?\]](#)