

13 Farrer Street, Braddon, ACT, 2612

CARTER + CO

House For Sale

Saturday, 28 September 2024

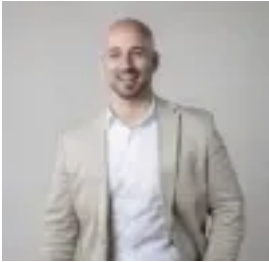
13 Farrer Street, Braddon, ACT, 2612

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Nik Brozanic
0261763443



Frances Junakovic
0261763443

Charming Escape Amidst Canberra's Heart

The Features You Want To Know.

- + Expansive two-level home with three separate living areas
- + Fully renovated in 2018
- + Double glazed windows throughout
- + Ultra-convenient location in this leafy Braddon street
- + Open plan kitchen, living and dining overlooking stunning backyard gardens
- + Walk-in pantry with ample overhead and cupboard space
- + Kitchen with an Island bench and Quality Miele appliances
- + ASKO Electric and gas cooktop
- + New painting throughout
- + Master bedroom with dressing room and custom joinery
- + Master Ensuite with shower and bath
- + Four bedrooms with built-in robes
- + Additional living area upstairs
- + Roof access for additional storage space in upstairs living room and bedroom three
- + Ceiling fans and split system in downstairs living and dining room
- + Established landscaped gardens & hedging for added street privacy
- + In-ground Swimming Pool
- + Separate garden/tools shed
- + Separate laundry with internal and external access
- + Secure double garage with internal access
- + 6.6kw Solar Panels

The Location.

- + 2 Minutes to Ainslie Primary School
- + 3 Minutes to Merici College
- + 4 Minutes to Canberra Centre
- + 4 Minutes to Australian War Memorial
- + 7 Minutes to Australian National University
- + 11 Minutes to Calvary Private Hospital

Why You Want To Live Here.

Nestled on a tranquil, leafy street in Braddon, this expansive two-level home offers an unmatched combination of space, luxury, and convenience. Perfectly designed for family living, this property offers ample room to grow, with three separate living areas and a layout that maximizes both comfort and functionality. Its ultra-convenient location places you just moments from the best the area has to offer, while the peaceful street setting ensures a private and tranquil lifestyle.

The heart of the home is the open-plan kitchen, living, and dining space, which overlooks the stunning, landscaped backyard gardens. The kitchen is a chef's dream, featuring an island bench, quality Miele appliances, and an ASKO electric and gas cooktop. A walk-in pantry with ample overhead and cupboard space ensures all your storage needs are met, making meal preparation a breeze. Recently repainted throughout, the home feels fresh and ready for its new owners.

The master bedroom is a true retreat, complete with a spacious walk-in robe and additional built-in storage. The master ensuite offers both a shower and a bath for ultimate comfort. Three additional bedrooms, each with built-in robes, ensure

ample space for family or guests. An additional living area upstairs provides a versatile space, ideal for a playroom, study, or extra lounge, with roof access in the living room and bedroom three for extra storage.

Comfort is assured year-round with ceiling fans and a split system in the downstairs living and dining areas. Outside, established hedging provides street privacy, while the landscaped gardens create a serene outdoor sanctuary. The in-ground swimming pool is a highlight, perfect for hot summer days. A separate garden/tools shed offers additional storage for outdoor equipment, and the separate laundry with internal and external access adds practicality.

Completing this exceptional home is a secure double garage with internal access, providing convenience and security. Whether you're looking to enjoy the ultra-convenient location or the luxurious features of this thoughtfully designed home, this Braddon property is a rare find that promises a lifestyle of comfort and ease.

The stats you need to know!

+ Block: 26

+ Section: 23

+ EER: 5 stars

+ Land Size: 1022 m² (approx.)

+ Internal Living: 297 m² (approx.)

+ Garage: 42 m² (approx.)

+ Total house: 339 m² (approx.)

+ Rates: \$1,457 per annum. (approx.)

+ Land Tax: \$1,724 per annum. (approx.) *only payable if rented

+ Heating and cooling: Inslab Heating, Ducted Gas Heating and Evaporative Cooling

+ Rental Appraisal: \$1,800 - \$2,000 per week