

13A Farrer Street, Braddon, ACT, 2612

House For Sale

Friday, 25 October 2024

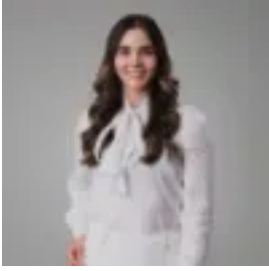
13A Farrer Street, Braddon, ACT, 2612

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



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Luxurious City Edge Sanctuary in the Heart of Braddon

Few homes possess the elegance, privacy & timeless appeal of this exclusive residence, nor an address so convenient and desirable in one of central Canberra's most beautiful tree-canopied streets. Living here provides immediate proximity to the eateries and boutique shopping venues of Lonsdale Street and an expansive selection of further shopping and entertainment amenities in the City Centre all within a flat 10 minute walk.

One of Braddons newer homes, with architecture by DAS, Landscape by SPACELAB, and Interiors by Archertec, the design brief was to create a secure private City Edge sanctuary with a 5 star feel. Now well established, that vision has been fully realised. Presented in impeccable condition, with new paintwork and finishes there is little for you to do, but move in.

A secure gated entrance takes you through a tall hedge into a private entry garden and the residence's formal entry, which opens into a "garden view" living space, perfectly proportioned to be your enormous dining room or formal living area, as you choose. This living space flows out past the social heart of the home, a designer kitchen complete with an oversized Ilve freestanding oven with a gas cooktop, integrated dishwasher, & a large fridge complete with ice and chilled water. With ample bench space & loads of drawers & cupboards, this kitchen will appeal to the chef of the home, when you aren't out enjoying the benefits of the many dozens of eateries just a short stroll from your front door.

The "pool courtyard" living area offers 3.4m high ceilings and bi fold doors that allow you to open out onto your private oasis. Walls of northerly aspect glazing ensure plenty of winter sun, warmed on cooler nights by the luxurious European fireplace. With a direct interface with the heated pool, this space is both intimate and able to accommodate a big event. The sunbathed pool creates a sparkling centerpiece with expansive sandstone slabs, resort-style planting, & a freestanding roofed pergola creating the perfect environment to relax, play & entertain.

The ground level of the home also includes 2 bedrooms and a bathroom in a separate wing, along with internal access to an oversized garage which also opens via bi-fold doors to the pool courtyard. The garage sits behind 2 gated carparks, allowing secure parking on site for 4 vehicles. 3 phase (415V) power makes the home ready for much faster home EV charging if required.

Upstairs is dedicated to an opulent main bedroom suite. A sanctuary with a resort-inspired touch, hardwood timber, and Emperador marble finishes exude quality. French doors swing open to a private balcony with a leafy treetop view. The ensuite bathroom exudes rare grandeur and radiates pure luxury. There is a separate WC, whilst the double basin vanity ensures plenty of prep space. A lavish 2 person spa adds that special touch when a cold winter evening calls for a hot bubble bath with a glass of wine in hand!

There's more. You can leave the ground floor and travel down into the basement level, to what the current owners feel is the most special area of the home. Expertly crafted this area includes a large living area designed and set up as a movie theatre with a 2.2mx4m screen & a custom made lounge that can comfortably accommodate a tribe of kids, all with an underwater view into the pool. Also within this space is a huge multi-purpose/teenager's retreat, a secure separate 600-bottle wine cellar & a 3rd bathroom. This entire space offers an unbeatable amount of choice. Whether you have a teenager that wants their own space, have guests coming to stay, or a work-from-home space- this area allows for it all.

The entirety of the home is climate controlled through central heating and cooling, and in-slab heating.

This home over delivers in terms of, space, quality, & lifestyle excellence in a tightly held Braddon address.

Welcome home to 13A Farrer Street.

Features:

📍Private oasis

- ❑ Inner-north location
- ❑ Gated entry
- ❑ Oversized garage with bi-fold glass doors at the rear
- ❑ Landscaped rear pool courtyard
- ❑ Heated outdoor pool
- ❑ Built 2006, extensive renovations 2021-2024
- ❑ Interior design by Archertec Interiors
- ❑ Landscape architecture SPACELAB
- ❑ Secure gated vehicular entrance
- ❑ Gated pedestrian entry
- ❑ 2 X Rinnai instant hot water services
- ❑ Ducted heating and cooling to entire home
- ❑ Inslab heating to entire basement area
- ❑ Inslab heating to bedroom wing
- ❑ European fireplace
- ❑ Freestanding cedar lined roofed pergola
- ❑ 11ve freestanding oven with gas cooktop
- ❑ Integrated dishwasher
- ❑ Large double door fridge
- ❑ Hardwood timber fit-out
- ❑ Emperador marble finishes
- ❑ 2 baths including 2 person spa in ensuite
- ❑ Fully equipped home theatre
- ❑ Teenagers retreat
- ❑ 600 bottle wine cellar, with options to double that capacity
- ❑ 6 separate inbuilt study desk areas
- ❑ Gas heated pool can be heated to 40+ degrees, anytime of the year.
- ❑ Numerous broadband connection options, including NBN, 11net and Starlink
- ❑ Roof storage area 30m² accessed by pull down ladder.
- ❑ Renlita pivot counterweighted garage door for total vehicle security.

Essentials: (approx.)

- ❑ EER: 4
- ❑ Living size: 294m²
- ❑ Garage size: 46m²
- ❑ Block size: 448m²
- ❑ Rates: \$4,221 p.a
- ❑ Land Tax: \$8,459 p.a (investors only)
- ❑ Strata Levies: \$1,200 p.q (Majority is building insurance)