

**149 Lambrigg Street, Farrer, ACT 2607**

LUTON

**House For Sale**

Sunday, 23 June 2024

149 Lambrigg Street, Farrer, ACT 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1226 m2**

**Type: House**



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## Auction

Nestled in the highly coveted suburb of Farrer, this newly renovated 4-bedroom family home, including a fully self-contained studio, sits proudly on an impressive 1226m<sup>2</sup> elevated block. As you step through the double-glazed front door, you are welcomed by spacious entrance hall complete with extensive storage. The light-filled formal lounge with new windows is the heart of the home and flows to the dining area and onto a large, covered deck. Ideal for alfresco dining this space offers a picturesque view of the established easy-care gardens and is the perfect place to entertain family and friends. Watch your children play and enjoy the fun cubby house. The updated kitchen with northerly aspect, features modern stainless-steel appliances and looks onto the garden. Incorporated within the kitchen is a casual dining area or study room for young children. Each of the generously sized bedrooms includes built-in wardrobes and has new carpet, lighting and is freshly painted. The fully self-contained studio on the lower level is ideal for family, guests or as a rental, and is equipped with its own ensuite and kitchen. This space would be ideal for a teenage retreat or to run a home business as it has its own separate entrance. The 1.5-car garage provides ample space for a workbench and loads of storage space is available under the home. This could be converted to a wine cellar or used to store larger items. Located on the tranquil, leafy upper end of Lambrigg Street, you are close to the local Farrer shops with a vibrant café scene. Your new home is a short walk to Farrer Primary School, the Farrer Ridge Nature Reserve walking trails, and a convenient bus stop just four houses away. Southlands Shopping Centre, Woden Plaza, Phillip business precinct, and the Canberra Hospital are all just a few minutes' drive. Don't miss your chance to secure this exceptional family home in the Woden area! With the recent renovation much of the hard work has been done and you and you can simply move in.

Features:

- Original freestanding brick veneer family home
- Recently renovated
- New double glazed windows
- New carpet, lighting and freshly painted
- Lush, established gardens on a 1226m<sup>2</sup> block
- Fully self-contained studio with separate entrance
- Located in the sought-after Farrer precinct
- Spacious, light-filled living areas with views of private garden
- Large, semi-enclosed deck
- Updated kitchen with stainless steel appliances
- Generously sized bedrooms with built-in robes
- Ducted gas heating
- Abundant under-house storage
- Circular Driveway
- Off-street Parking
- Electric Garage Door
- Private Backyard with gated access

Block size: 1226m<sup>2</sup> approx. House size: 230m<sup>2</sup> approx. UV: \$886,000 (2023) EER: 1.5