

# 5 Spafford Cres, Farrer, ACT, 2607

## House For Sale

Thursday, 1 August 2024



5 Spafford Cres, Farrer, ACT, 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Incredible Family Home & Entertainer

This elegantly renovated family home and poolside entertainer effortlessly blends comfort and convenience, positioned with a northern aspect to the rear drenching the home in beautiful natural light. A split-level design with expansive living areas, spacious bedrooms and separate indoor/outdoor entertaining spaces to suit a dynamic household; the home is finished with a blend of quality and contemporary style. Perfectly located with Farrer Ridge, schools, shopping and public transport just a short distance away. Don't miss your opportunity so secure this incredible home.

### FEATURES

- Elegantly renovated family home in a quiet location
- Northern aspect to the rear
- Private street frontage
- Four generous bedrooms, all with built-in wardrobes
- Main bedroom with ensuite
- Updated main bathroom
- Gorgeous sunken living room with gas fireplace and large stacked sliding doors to the decked entertaining area
- Dedicated home office space in living room
- Updated kitchen with adjacent family room and dining area
- Kitchen with new appliances including steam oven and induction cooktop
- Servery window that connects the kitchen to the outdoor space for ease of entertaining
- Separate formal living room to the front of the home
- Freshly re-painted throughout
- European engineered oak floorboards throughout
- Ducted reverse cycle air conditioning
- Ducted gas heating
- Smart Home automation – Electric gate and motorised blinds with voice activation, weather adaptive Wi-Fi irrigation system
- Plenty of storage throughout
- Architectural internal doors
- Flat backyard with established gardens
- In-ground swimming pool
- Double carport with storage shed
- Additional off-street parking at the front
- Walking distance to Farrer shops, Farrer Primary School, Farrer Ridge, playing fields and playgrounds
- Short drive to Southlands shopping centre, The Canberra Hospital and Woden Town Centre

### WHAT THE SELLERS LOVE ABOUT THE HOME

1. The flow between the indoor and outdoor spaces makes it great for family time or entertaining.
2. The deck is such a tranquil space to unwind all year round. It gets full sun in winter and is partially shaded in summer by the overhanging tree while connecting with the pool area.
3. The living spaces are so open and bright, it is serene to live in them.
4. There is a real sense of community in our neighbourhood.
5. The birds that visit add to the serenity of the yard. King parrots, rosellas and gang gangs are frequent visitors.

### STATISTICS (all figures are approximate)

EER: 3.5

Living Area: 200m<sup>2</sup>

Carport: 22m<sup>2</sup>

Land Size: 838m<sup>2</sup>

Land Value: \$784,000 (2023)

Construction: 1970

Rates: \$1,043 per quarter

Land Tax: \$2,083 per quarter (only applicable if not primary residence)

Rental Range: \$900 - \$950 per week