

**6 Wagga Street, Farrer, ACT 2607**



**House For Sale**

Sunday, 23 June 2024

6 Wagga Street, Farrer, ACT 2607

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 927 m2**

**Type: House**



Louise Harget  
0261031063



Janae Mclister  
0402114377

## AUCTION

A home with undeniable street presence, nestled in behind thriving Photinia hedges, the front gardens have been formally planned with lush lawns, framed with standard iceberg roses and blushing azaleas, plus some feature pear trees for summer shade and autumn colour. In a whisper-quiet dress circle location, moments to reserve land and the popular local school and shops, this immaculately presented family home exudes comfort and warmth, providing immediate comfort for a busy growing family. Classic aesthetics, with timeless cedar windows, a painted rendered façade, and terracotta roofing the home sprawls over some 222m<sup>2</sup> plus over 80m<sup>2</sup> of private decks, and a garage and storeroom of approximately 54m<sup>2</sup>. The entry steps down to a beautiful formal front lounge, then up to formal dining. Nestled on the northerly aspect, the kitchen and family room enjoy the gorgeous garden and pool views, with the most sensational deck, wrapping an established Golden Elm tree and Canberra's coolest treehouse. Timber floors and oversized Cedar French doors, bounce lovely natural light throughout the family-sized kitchen and informal living areas, whilst the four bedrooms are cosier, with plush carpets and quality window treatments, with a gorgeous view of Mt Taylor from the master bedroom. The landscaped gardens offer year-round joy, not only beautiful but with various intents, from the heated pool, structured fire pit zone and the cascading decks, overlooking the neat level lawns. There are a bunch of valuable additional features such as a custom work-from-home study, easily accessible wine cellar, double garage with automatic door, 10kW solar system, ducted electric heating and cooling and a fully heated pool with travertine tiling and frameless glass pool fence, not to mention a thriving citrus grove for your summer G+T's on the deck with friends, or under the silver birches by the firepit zone. A quality home, in a quality neighbourhood.\* Proximity to Farrer Primary and Marist College, Woden Westfield, The Canberra Hospital, and easy City access\* Four large bedrooms (two with ensuites), master segregated and with large walk-in robe + excellent study\* North-facing family room overlooking an in-ground pool and the incredible deck\* Large open plan kitchen with integrated Bosch and Fisher and Paykel appliances, corner pantry, functional layout\* Ducted reverse cycle air-conditioning + Rinnai gas hot water system\* Internal wine cellar + security system\* Computerised sprinkler system, established landscaped gardens\* Double lock-up garage and storeroom (or gym/cycle studio) + ample off-street parking + rear roller door for easy garden access.\* Stunning established gardens, hedges, specimen trees, flowering shrubs + citrus grove\* High capital growth location and valuable 927m<sup>2</sup> block EER: 2.5 Land Size: 927sqm Living Size: 222sqm plus 80sqm externally Rates: \$4,368pa (approx.) Land Tax: \$7,940pa (approx.) UCV: \$852,000 (2023) 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.