

# 4 Custance Street, Farrer ACT 2607

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-35.3772049, 149.0999222



Set in a semi elevated location and hidden at the end of a private driveway is this immaculately presented separate title townhouse alternative. Built on one level this home would be ideal for the purchaser looking for an easy-care home that doesn't have the hassles that can be associated with high density body corporate living. The floorplan consists of a family meals area that adjoins the beautifully appointed new kitchen that offers a pleasant outlook onto a private courtyard area. The hallway leads to the large formal dining and living area. These rooms look out onto the easy-care side and rear garden which backs onto the nature reserve that is at the rear of the home and will be ideal for entertaining friends and family in. The two bedrooms are extra large in size and have built in robes. The main also has an extra walk in robe that is part of the ensuite bathroom. Both bedrooms have large windows that allow plenty of light to come flooding into the rooms. There is ample storage throughout the home as well as a small study nook for the home computer and small office space. The laundry has also been completely renovated and works as a butler's pantry for your added convenience. Outside there are several areas where you can relax. On the southern side they are very private and shady and the northern side captures the sun throughout the day. Other benefits include an extra-large shed for storage. There is a turning circle for when reversing out of the carport. Being only minutes from the Farrer shops and access roads that lead to Mawson, Woden and beyond makes this home a special offering that you will be sure to be impressed by. Outgoings: Rates: \$736 p/qtr (approx.) Land Tax: (if rented out) \$1101 p/qtr (approx.) UV: \$457,000 Block Size: 852m2 (approx.) Living Area: 120m2 (approx.) Constructed: 1968

## Overview

Purpose: For Sale	Sale price: \$595,000+	Rent price: \$
Auction:	Land area: 852m2	Living area: 120m2
Bedrooms: 2	Bathrooms: 2	Garage Spaces:
Carport Spaces: 1	Postcode: 2607	

## Indoor amenities

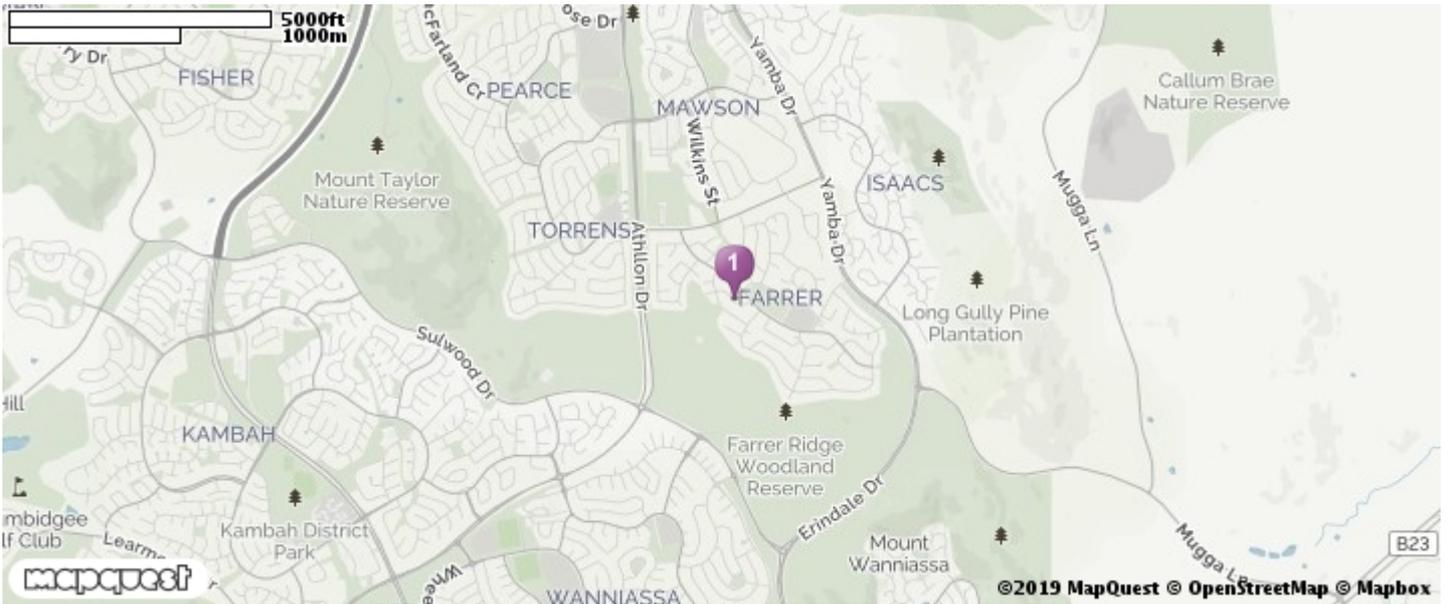


- Air conditioning
- ✓ Built-in Robes
- ✓ Dishwasher
- ✓ Formal dining room
- ✓ Formal lounge room
- ✓ Heating
- ✓ Walk in robe

## Outdoor amenities

- ✓ Carport
- ✓ Outdoor entertaining area

## Distances



## Agent Details

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Canberra Real Estate - Rise Above

