






1 Custance Street, Farrer

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A classic double-brick home on 925sq/m

FOR SALE
\$990,000+

AGENTS

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AGENCY

LJ Hooker Gungahlin
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Conveniently located within 200m of shops, 1 Custance Street, Farrer is an exceptional North-facing family home situated on a 925sq/m corner block.

Built in 1968, this is the quintessential 60's home complete with exposed beams and unique style of architecture.

The home offers three large bedrooms, study, formal living room, separate dining room, segregated kitchen and a renovated bathroom.

The kitchen includes an electric cooktop and oven, laminated bench tops and plenty of bench space.

Beyond the back door there's a very spacious yard that includes a large, covered pergola perfect for outdoor entertaining.

The home also offers a single lock up garage, single carport and plenty of off-street parking. If you need storage, there are multiple storage rooms as well as a garden shed.

Why are we selling? The owner is downsizing.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

At a glance:

Freestanding double-brick home
Three bedrooms
Ensuite
Renovated bathroom
Study
Formal living room
Separate dining room
Traditional kitchen
Electric cooktop & oven
Large covered outdoor entertaining area
Single lock-up garage + carport
Solar hot water with electric boost
140.42sq/m of living
28.53sq/m garage
24.46sq/m carport
36sq/m pergola
Total under roof 228sq/m
925sq/m block
UV \$733,000
Construction 1968
Extension 1982
Aspect North
NBN: FTTN

General:

- Rates approximately \$4400
- Land tax approximately \$8875 (investors)
- UV \$733,000
- EER 0.5

MORE DETAILS

Property ID	36FRGCV
Property Type	House
House Size	160 m2
Land Area	925 m2
EER	0.5
Including	Air Conditioning

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