

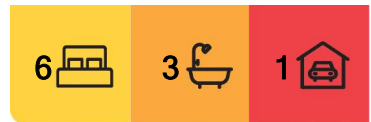


Farrer, 13 Potts Place

PERFECT FAMILY HOME WITH ROOM TO GROW

Nestled in a quiet cul-de-sac, with views to Mt Taylor, this home is the epitome of family living and space. Regally positioned on a 808sqm block, this sprawling home has been updated for move in ready living, though can welcome your own cosmetic touches to make it your own. Designed for ease of modern living, ideal for a growing or blended family, the home enjoys multiple formal and informal rooms that flow and connect in a practical way, each room leading invitingly to the next. The floorplan allows for flexible family living with plenty of bedroom, guest accommodation or study options.

At one with its leafy surroundings, the home is positioned privately behind lovely greenery, ensuring the spacious front deck is a lovely place to entertain or relax in peace. Inside, the lower-level offers segregated living areas - an expansive formal living area at the front of the home with beautiful bench seat by the leafy window, formal dining room with access to the rear deck and a spacious family room adjacent to the kitchen. Connecting effortlessly to all living/entertaining areas and the outdoors, the renovated kitchen offers gas cooking,



For Sale
Auction

View
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EER ★★★★★



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dishwasher, stone benchtops, incredible storage space and cute coffee nook.

Accommodation is provided on this level by four bedrooms, the intelligent floorplan offering a perfect option for a segregated second master/guest bedroom with ensuite, plus three other bedrooms, all with built in robes and serviced by the full-sized bathroom close by.

The upper level houses the incredible parents retreat, the master suite a spacious escape with its own private balcony, embracing incredible views. A spacious walk-in robe is adjacent, offering the option of a walk in linen closet, with a full-sized ensuite/bathroom close by. The remaining bedroom on this level could serve as your nursery/study/parents room, the clever design offering the flexibility to suit any family as they please. The elevated position ensures each room upstairs is light and bright with a beautiful outlook to the treetops.

Whilst embracing incredible views upstairs, this block does not sacrifice a nice, flat backyard. Outdoors is private and offers many different areas to entertain, relax, play. A spacious covered rear deck is surrounded by flat paved areas, garden beds, established greenery and fenced dog run. This home is exploding with additional features including double carport and additional off-street parking for the family, zoned ducted gas heating, evaporative cooling and 4x individual reverse cycle heating and cooling units, spacious laundry on the lower level and under-stair storage.

Located in the heart of the Woden Valley close to the Farrer, Torrens and Mawson shopping precincts plus quality schools and a short drive to Woden Town Centre, a family needs amenities at their fingertips in a child-friendly address, location and convenience cannot get better than this. Currently tenanted on a fixed-term lease until February 2025 with wonderful long-term tenants who would welcome the opportunity to stay on.

- Flat 808m2 block
- Three separate living/dining areas
- Flexible living options with guest accommodation/second master downstairs and parents retreat upstairs
- Six oversized bedrooms, all with built in robes, the master incredibly spacious and full of character with its own private deck
- Updated kitchen with gas cooking, stone benchtops, dishwasher plus plenty of storage space and coffee nook
- Two additional modernised bathrooms
- Spacious and private front deck
- Covered rear deck, flat paved areas, garden beds and fenced dog run
- Large separate laundry
- Single Carport and additional off-street parking options on driveway
- Zoned ducted gas heating, evaporative cooling plus 4x reverse cycle heating and cooling units
- Solar panels
- Close to popular shopping centres and schools, moments from Woden Town Centre
- Currently tenanted on a fixed-term lease until February 2025, wonderful long-term tenants who would welcome the opportunity to stay on

Land size: 808m2

Living size: 278m2 living + 34m2 carport



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Land value: \$702,000 (2024)

Rates: \$4,244.13 p.a (approx.)

Land tax: \$8,516.80 p.a (approx.) (only if rented)

Construction: Ex-Gov residence circa 1970s, extended

EER: 1 star

More About this Property

Property ID	HX9H5W
Property Type	House
House Size	312 m2
Land Area	808 m2
EER	1

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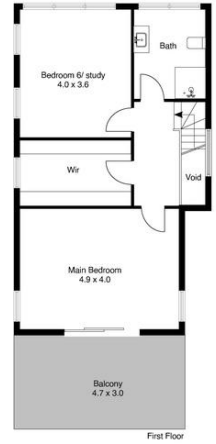
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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