



## Farrer, 43 Moodie Street

### EXQUISITE FAMILY HOME WITH PANORAMIC MOUNTAIN VIEWS

It is rare to find a home that ticks every box, though 43 Moodie Street Farrer has remained loved within the family for generations, as it truly is the perfect family home. Beautifully renovated throughout, offering stunning views, multiple living areas and multigenerational accommodation options, this outstanding residence needs nothing but for you to move in and enjoy.

Holding a premier position in a quiet cul-de-sac siding Farrer Nature reserve, the home is positioned privately behind established gardens. The prestige and charm are immediately apparent as you enter the home through the wide entrance hall. You are welcomed into the formal living room, which is incredibly spacious, also giving access to the private family room at the rear, offering plenty of space for entertaining or private relaxing. Move with ease through to the open plan kitchen and dining areas, the northerly views through the large windows provide the perfect backdrop of mountainscapes and fill the space with light.



**Disclaimer:** 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.



**For Sale**  
\$1,489,000 +

**View**  
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**EER** ★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

Newly renovated, the expansive kitchen has been designed for connectivity boasting abundant bench and storage space, electric cooking, feature tiled splashback, oven and dishwasher. This area includes built in study/storage options and easy flow out to the rear deck to further enjoy the stunning views.

The home itself offers 170m<sup>2</sup> of living with a versatile floorplan on offer. The main level of the home hosts four large bedrooms, all with built in robes, the master featuring a beautifully renovated ensuite. The main bathroom has also been fully renovated to the same distinction, featuring a full-sized bath, walk in shower, designer floating vanity and separate powder room for ideal family convenience.

With its unique two-level design, downstairs offers a spacious rumpus and bedroom, plus an additional bathroom and cooking facilities plus separate outdoor access, providing harmonious living for the blended family, older children, or secondary living/ work arrangements.

Outdoor entertainment is assured in the form of the covered pergola, overlooking the swim spa for enjoyment all year round. The backyard also hosts an additional studio, complete with power for the ideal working from home/home business or hobby studio. The yard is surrounded by beautiful fruit trees, established gardens and a childrens playground to truly complete the picture.

The long list of additional features and comforts include 2x reverse cycle heating and cooling units plus air conditioning unit and gas heater, a large renovated laundry, single carport plus two additional off street parking spaces just to name a few.

This fantastic location does not come as a compromise to convenience, ideally located in the heart of the Woden Valley close to the Farrer, Torrens and Mawson shopping precincts plus walking distance to Farrer Primary School and a short drive to Woden Town Centre. Feel the love of your family and the envy of your friends at 43 Moodie Street Farrer.

- Large 843m<sup>2</sup> block in quiet cul-de-sac siding reserve
- Incomparable northerly views
- 4 living areas including downstairs rumpus, two of which enjoy the northerly aspect
- Newly renovated chefs kitchen with electric cooking and dishwasher
- Rear entertaining deck
- Fully renovated main bathroom with bath, walk in shower and separate powder room
- Four bedrooms upstairs, master with renovated ensuite
- Lower level offering additional living/rumpus room, bedroom, bathroom and cooking facilities
- Expansive outdoor entertaining with covered alfresco, swim spa, fruit trees, established gardens and childrens playground
- Separate studio room with power
- 2x reverse cycle heating and cooling units plus air conditioning unit and gas heater
- Renovated laundry
- Retrofitted double glazing in dining area
- Single carport with two additional off-street parking spaces

Land size: 844 m<sup>2</sup>;

Living size: 235.52 m<sup>2</sup>;

Rates: \$4,043 p.a (approx.)



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Land tax: \$7,257 p.a (approx.)

Land value: \$766,000 (2023) (approx.)

Construction: 1969

EER: 0.5

## More About this Property

<b>Property ID</b>	HK0H5W
<b>Property Type</b>	House
<b>House Size</b>	259 m <sup>2</sup>
<b>Land Area</b>	844 m <sup>2</sup>
<b>EER</b>	0.5
<b>Including</b>	Study Air Conditioning Views

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |

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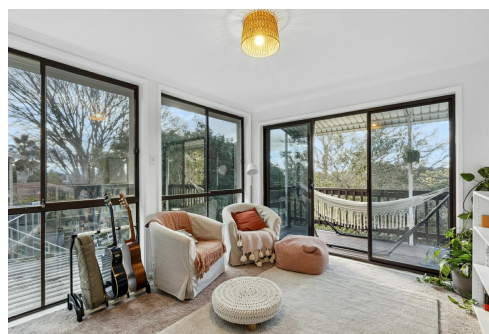
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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