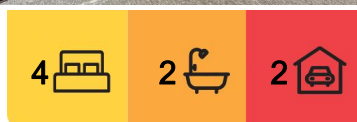


## Farrer, 6 Prior Place

### LOCATION & POTENTIAL

North to the rear, a whisper quiet street, siding green space in a sought-after Woden Valley locale, this generous family home offers incredible views and a vision, ready for a new family to make their dreams come true. With multiple living areas, a generous downstairs studio/storage, all set on a generous 771m2 block, this home ticks every box for family living, 6 Prior Place Farrer is welcoming someone to breathe new life with renovation and write their own chapters.

A peaceful address, the home is positioned privately behind established greenery. Stepping inside, the entrance hall guides you through to the spacious lounge and dining room, focused around the large windows offering stunning northerly views and access to the balcony while simply relaxing or entertaining family and friends. The kitchen hosts its own separate meals area, providing a functional and open layout with dishwasher electric oven and cooktop, and a large window overlooking the backyard.



**For Sale**  
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EER ★★☆☆☆☆

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



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Accommodation is provided in the form of four spacious bedrooms, all with built in robes. An intelligent design to cater perfectly to families, there are two main bathrooms on offer, each one perfectly positioned in the middle of two bedrooms, one featuring a separate bath.

This home is full of surprises. Downstairs, you will find a large rumpus/storage room, extra space so highly desired by families, plus separate study and the laundry, with clever and convenient laundry chute access from one of the bathrooms.

Whilst surrounded by nature, the backyard is surprisingly easy care, offering an array of paved areas, artificial flat lawns, stone retaining walls and veggie patches. Here - you can entertain, create, play and potter in enjoyment. Additional features of the home include double carport, ducted gas heating to the upper level and wonderful under-house storage.

The location offers wonderful convenience with Farrer local shops close by, Farrer pre and primary schools moments away plus local oval and playground plus nature reserve. Woden Town Centre, Canberra Hospital and access to the Tuggeranong Parkway are only minutes drive.

- Quiet position with incredible views
- Generous 711m2 block siding green space
- Direct access to Farrer Ridge, popular for hiking, biking, horse riding and picnicking
- Coveted north-to-the-rear aspect
- Wonderful living space including a spacious lounge dining room plus meals area
- Functional kitchen with dishwasher, electric oven and cooktop
- Four bedrooms, all with built-in robes
- Two main bathrooms to cater to the bedrooms, one with bath
- Large rumpus room and additional study downstairs
- Incredible under house storage
- Easy-care garden with paved entertaining area, artificial lawns and veggie patches
- Double carport
- Ducted gas heating to the upper level
- Large separate laundry with laundry chute
- Close to Farrer local shops, Farrer pre and primary schools, local oval, playground, and nature reserve are all nearby
- Woden Town Centre, Canberra Hospital, and Tuggeranong Parkway are only a few minutes' drive

Land size: 711m2 (approx.)

Living size: 156m2 (approx.)

Land value: \$866,000 (2022)

Rates: \$4,429 p.a (approx.)

Land tax: \$8,975 p.a (approx.)

Construction: 1971 (approx.)

EER: 1.5 stars



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## More About this Property

<b>Property ID</b>	HWXH5W
<b>Property Type</b>	House
<b>House Size</b>	156 m2
<b>Land Area</b>	711 m2
<b>EER</b>	1.5

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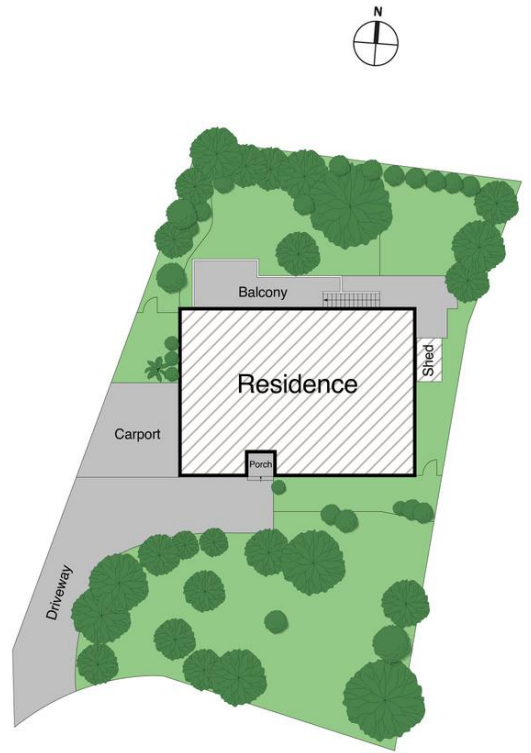
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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