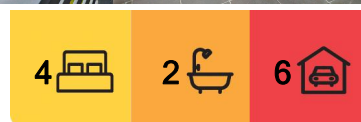


## Farrer, 8 Custance Street

### FLEXIBLE FAMILY LIVING WITH STUNNING VIEWS

Situated on a popular elevated Farrer street, this modernised family home sitting on a 804m2 block is bursting with renovations and inclusions, offering the most sensational views and is surprisingly spacious and versatile. Offering 176m2 of internal living space over two levels, the intelligent floor plan provides ample options for a household of any type, with several entertaining areas, fantastic multigenerational living options, incredible storage and parking space.

Positioned down an extended driveway ensuring privacy peace, the home is both commanding and welcoming, your own 'Canberra Coast House' with spacious balconies, poised to embrace the stunning views of the hills surrounding. The upper level offers a large, open plan living and dining area, designed for ultimate connectivity with the kitchen, rear patio and north-facing deck. Taking centre stage is the large gourmet kitchen, beautifully renovated with island bench, gas cooktop, canopy rangehood, dishwasher and spacious walk-in pantry. For ideal family harmony, there is an additional sitting room/study



**For Sale**  
Auction

**View**  
[ljhooker.com.au/J73H5W](http://ljhooker.com.au/J73H5W)

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**EER** ★★★★★

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



**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.

area located at the end of the hall.

The master bedroom is ideally segregated, complete with large walk-in robe, renovated ensuite and its own private Juliet balcony. Three other bedrooms are located on this level, all with built in robes, serviced by the renovated main bathroom including shower over bath and its own WC. For added convenience, there is an additional powder room located off the sitting room.

The lower level offers yet another living space, the ideal rumpus room, teenagers retreat or working from home space. In addition, there is a perfect wine cellar plus fantastic under house storage. Outdoors provides fantastic space for entertaining and enjoyment by the whole family, generous yet easy care, offering a spacious covered rear pergola, flat grassed areas and established gardens.

Additional features of the home include triple garage with internal access plus additional double carport, ceiling fans in each bedroom, R/C heating and cooling units plus fresh carpet and paint throughout. 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.

Features:

- Elevated block with beautiful mountain views
- Multiple separate living and dining areas
- North facing balcony
- Renovated kitchen with island bench, gas cooking, dishwasher and large walk in pantry
- Renovated main bathroom with bath/shower and WC plus additional powder room
- Master suite with large walk in robe, modern ensuite and private balcony
- Three additional bedrooms, all with built in robes
- Downstairs rumpus room
- R/C heating and cooling units
- Private backyard with covered patio, flat grassed areas and easy care gardens
- Triple garage with internal access plus additional double carport
- Wine cellar & under house storage

Land size: 804m<sup>2</sup> (approx.)

Internal size: 176m<sup>2</sup> living + 61m<sup>2</sup> garage & 58m<sup>2</sup> carport (approx.)

Land value: \$700,000 (2024)

Rates: \$3,835 p.a (approx.)

Land tax: \$6,818 p.a (approx.) (only if rented)

Construction: 1971

EER: 3.5 stars



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## More About this Property

<b>Property ID</b>	J73H5W
<b>Property Type</b>	House
<b>House Size</b>	295 m2
<b>Land Area</b>	804 m2
<b>EER</b>	3.5

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
jane.macken@ljhwodenweston.com.au

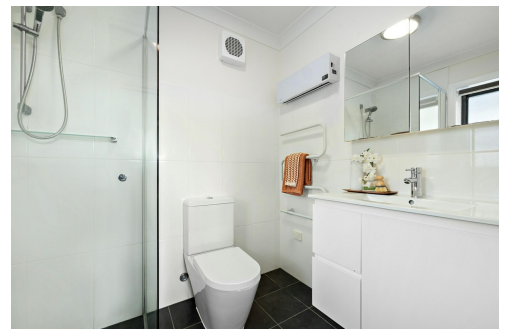
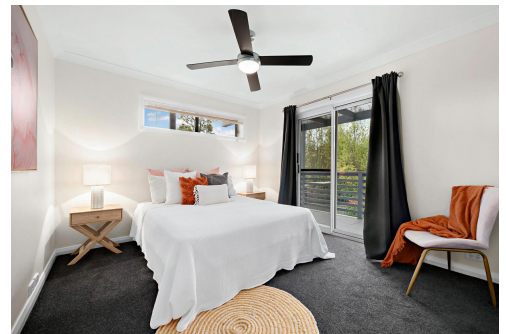
### Gabby Woods 0449 901 115

Sales Associate | gabby.woods@ljhwodenweston.com.au

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

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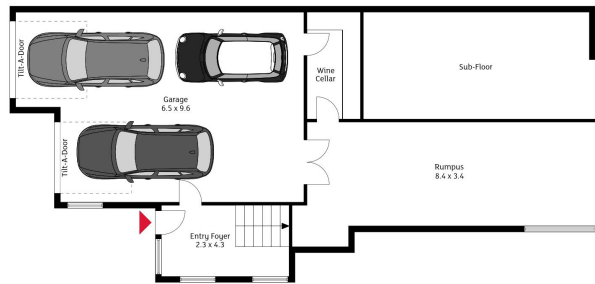


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Upper Level



Lower Level

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

8 Custance Street, Farrer

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