



**LJ Hooker**  
Manuka



## Farrer, 8 Olliff Place

Entertainer's Delight with Stunning Outdoor Spaces

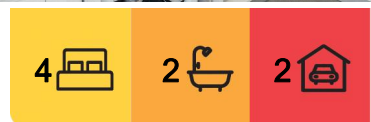
Auction Location: On site

Discover this impeccably designed family residence, thoughtfully crafted for an exceptional lifestyle. Nestled in a peaceful cul-de-sac, this home is conveniently located within walking distance to Farrer Primary School and local shops, making it the perfect choice for modern family living.

Step into the expansive open plan lounge and dining area, where stunning floor-to-ceiling windows offer beautiful views of the pristine garden. This light-filled space is ideal for keeping an eye on children playing in the North-facing backyard. The heart of the home, the kitchen, is fully equipped with generous refrigerator space, ample countertops, a double sink, and abundant storage. Featuring a walk-in pantry and a large gas hob with an electric oven, it's a chef's delight! All this allows conveniently overlooks the living area, allowing you to be part of the action or to enjoy your favourite shows whilst cooking.



**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**

Auction: Saturday 16th November on site @10am

**View**

[ljhooker.com.au/1TRYFMF](http://ljhooker.com.au/1TRYFMF)

**Contact**

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**EER** ★★★★★

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A separate media room provides additional living space, complete with floor-to-ceiling sliding doors that lead to the alfresco barbecue area and lush garden beyond.

Retreat to the spacious master suite, featuring a luxurious ensuite and a walk-in robe that ensures ample storage. The three additional bedrooms are fitted with built-in robes and share a well-appointed bathroom with a relaxing bathtub. There is another separate toilet, ensuring comfort and convenience for everyone.

Additional highlights include ducted heating and cooling throughout, a cozy fireplace, a large laundry with ample hanging drying space and storage, a double car garage, and extra driveway with parking.

Step outside to an enchanting outdoor oasis, perfect for summer gatherings or unwinding in your private sanctuary. The beautifully maintained backyard and inviting alfresco area to set the stage for memorable moments with family and friends.

This home truly has it all-welcome to your new lifestyle!

Features:

- \*Designer kitchen with premium finishes
- \*Double glazed windows
- \*Ducted reverse-cycle air conditioning for year-round comfort
- \*Double garage with internal access
- \*Main bedroom with walk-in robe and ensuite
- \*Bedrooms with built-in robes
- \*Beautifully landscaped, low-maintenance gardens
- \*Nearby access to Farrer Ridge walking trails Beautifully landscaped, low-maintenance gardens

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## More About this Property

|                      |                                                                     |
|----------------------|---------------------------------------------------------------------|
| <b>Property ID</b>   | 1TRYFMF                                                             |
| <b>Property Type</b> | House                                                               |
| <b>House Size</b>    | 266 m <sup>2</sup>                                                  |
| <b>Land Area</b>     | 780 m <sup>2</sup>                                                  |
| <b>EER</b>           | 6                                                                   |
| <b>Including</b>     | Toilets (1)<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes |

**Stephen Thompson 0418 626 254**

Proprietor and Property Consultant | [stephen.thompson@ljhmanuka.com.au](mailto:stephen.thompson@ljhmanuka.com.au)

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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