8 Potts Place, Farrer

Freshly updated family home on a generous 886m² block in quiet cul-de-sac

Positioned in a peaceful cul-de-sac in the highly sought-after suburb of Farrer, this welcoming four-bedroom home offers space, comfort and exciting future potential on a generous 886m² block in the heart of the Woden Valley.

Thoughtfully refreshed throughout, the home has been beautifully prepared for its next chapter. New flooring, fresh paint, updated lighting and new curtains amongst other maintenance create a bright and inviting interior, while improvements to the deck, pergola and gardens enhance the outdoor spaces and make the home ready to enjoy from day one.

Inside, the practical layout provides excellent flexibility for family living, with separate living and dining areas offering space to relax, entertain and unwind. The kitchen is well positioned overlooking the yard and dining space, and reverse cycle heating and cooling units in the living area, dining area and main bedroom ensure year-round comfort.

Set amongst established greenery, the expansive backyard offers

4 1 4

FOR SALE
Auction

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Interested parties must rely solely on their own enquiries.

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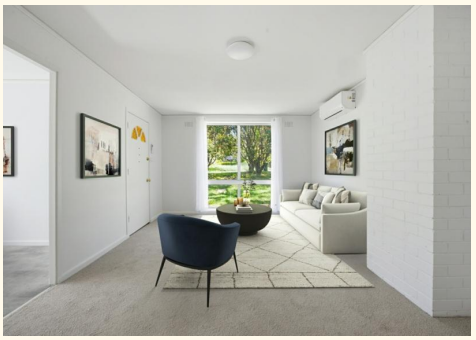
plenty of room for children to play, gardening enthusiasts to thrive, or for future extensions or enhancements. A double carport plus separate double metal garage provide excellent parking, storage or workshop space.

A sizeable and well positioned block over 800m2, also a wonderful potential redevelopment opportunity (subject to approval).

Conveniently located just minutes from local schools such as Farrer Primary School and Melrose High School, shops including local Farrer shops and Mawson Shopping Centre, parkland plus the amenities of Westfield Woden and The Canberra Hospital, this is a fantastic opportunity for families looking to move straight in and gradually add their own style and improvements over time.

Features:
• Quiet cul-de-sac location in desirable Farrer
• Large 886m² block with established trees and gardens
• Four-bedroom family home with separate living and dining areas
• Fresh updates including new flooring, paint, lighting and curtains amongst other maintenance
• Bathroom with separate WC for family convenience
• Reverse cycle heating and cooling units in living, dining and main bedroom
• Refreshed deck and pergola ideal for outdoor entertaining
• Double carport plus separate double metal garage
• Excellent move-in ready home with scope to further enhance in future
• Close to Farrer Primary School and Melrose High School, local Farrer Shops and Mawson Shopping Centre, plus moments to Westfield Woden and the Canberra Hospital

Land size: 886m2 (approx.)
Living size: 112m2 living + 39m2 (approx.)
Land value: $685,000 (2025)
Rates: $4,277 p.a (approx.)
Land tax: $8,568 p.a (approx.)
Construction: Ex-Gov residence circa 1960s
EER: 1 star



MORE DETAILS

Property ID	JTZH5W
Property Type	House
Land Area	886 m2
EER	1

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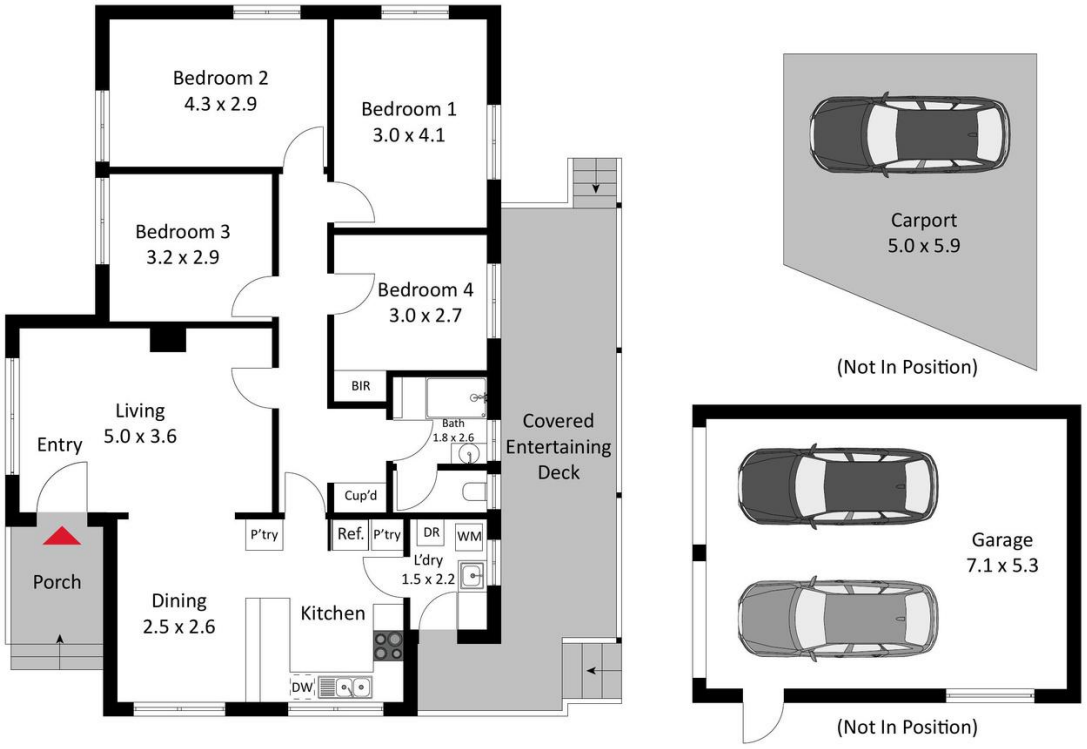

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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