



LJ Hooker
Manuka



Farrer, 2/30 Gatton Street

Spacious Entertainer In Convenient Location

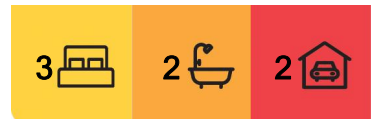
Indulge in the allure of Farrer without breaking the bank with this charming three-bedroom townhouse, offering a unique blend of leafy green tranquillity, unbeatable convenience, and sunlit living spaces.

Step into a world of comfort in this distinctive townhouse nestled in the heart of Farrer. On the ground floor, three well-appointed bedrooms boast built-in wardrobes, each offering a delightful view of the lush foliage surrounding the complex. Two modern and stylish bathrooms, conveniently positioned opposite the bedrooms, and a surprisingly spacious laundry room, perfectly round out the lower level.

Upstairs, main living-dining area basks in abundant natural light due to its ideal northerly orientation. The open-plan layout provides ample opportunity to make



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For Sale

\$639,000 - \$679,000

View

ljhooker.com.au/1T52FMF

Contact

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EER



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this space your own whether you want to host dinner parties where the chef remains connected, or just plenty of space for kids to play and adults to relax, this great space is sure to suit. The living area seamlessly extends to an expansive private terrace, providing an ideal setting for outdoor gatherings amidst the picturesque parkland views below. The modern kitchen boasts an abundance of cupboard space as well as plenty of benchtop area, including a breakfast bar.

For those who prioritize location and convenience, this property is a dream come true. With a short walk through parkland, and importantly without having to cross a single road, taking you to the local primary school. On the way, pop in to the local shops with their lovely cafés and convenient supermarket. For those that work in the office, find yourself less than 10 minutes from Woden Town Centre, less than 15 minutes from the Parliamentary triangle and less that 20 minutes from the CBD making your commute an absolute breeze. Immerse yourself in the leafy green ambiance, revel in the bright and sunny living spaces, and relish the unparalleled convenience of this Farrer gem.

Features Include:

- 3 Bedrooms, all with built in robes
- 2 modern bathrooms
- Large open plan living area
- Spacious terrace with leafy aspect
- Ideal northerly orientation
- Separate laundry
- Double undercover car park
- No roads to cross to primary school and local shops
- 10 mins to Woden Town Centre, 15 mins to Parliamentary Triangle and 20 mins to CBD

More About this Property

Property ID	1T52FMF
Property Type	Townhouse
EER	0.5
Including	Balcony Built-in-Robes Liveability

Stephen Thompson

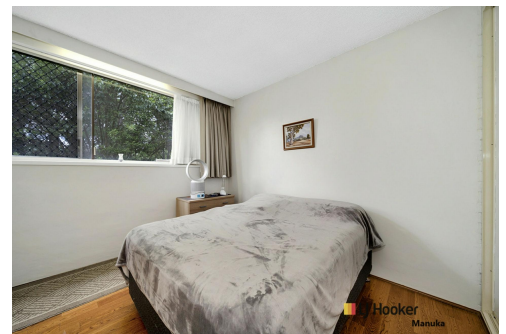
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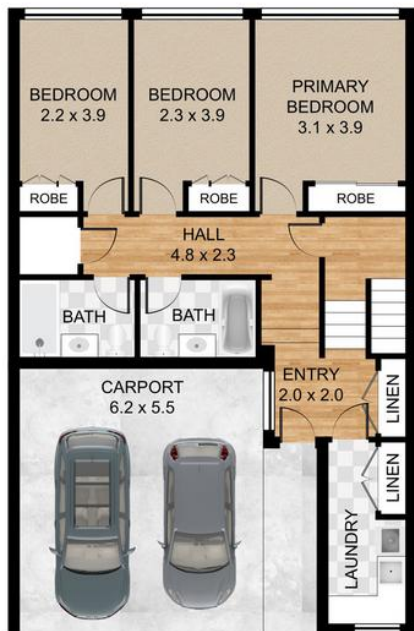
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GROUND FLOOR



UPPER FLOOR

2/30 Gatton Street, Farrer

Approx. total area: 132m²



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

