

# 3 Aird Pl, Farrer, ACT, 2607

## House For Sale

Friday, 15 November 2024



3 Aird Pl, Farrer, ACT, 2607

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Brett Hayman  
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## Charming single level home in quiet street

Situated on a quiet street with established grounds, this charming single-level home offers endless potential for first home buyers, investors, or families alike. With a spacious layout, the property features three well-sized bedrooms, a cozy living area with timber floors, providing a solid foundation for customization. The kitchen and bathroom have been tastefully renovated and updated, and a generous covered alfresco area is the perfect place for entertaining or simply relaxing in the peaceful backyard. Additional highlights include ducted gas heating throughout for comfort, a large double garage for secure parking and storage, and proximity to local shops, schools, and Westfield shopping center.

### Property Features:

- Three bedrooms, ideal for families or investors
- Single-level design on a quiet, established loop street
- Timber floors throughout main living areas
- Renovated kitchen
- Updated family bathroom with both shower and bath
- Ducted gas heating for year-round comfort
- Spacious covered alfresco area overlooking the backyard
- Large double garage for secure parking and storage
- Close to schools, local shops, and Westfield shopping center

Whether you're looking to move in, invest, or renovate, this home provides a fantastic base in a convenient location.

EER: 1.0

Rates: \$3,973 pa (approx.)

Land Tax: \$7,847 pa (approx.)

Living Area: 110m<sup>2</sup> (approx)

Land Size: 761m<sup>2</sup>

Land Value: \$702,000 (2024)

### Nearby:

- Woden Westfield and Town Centre
- The Canberra Hospital
- Farrer Primary School
- Melrose High School
- Canberra College