

**8/2 Lambrigg Street, Farrer, ACT, 2607**



**Townhouse For Sale**

Thursday, 16 January 2025

8/2 Lambrigg Street, Farrer, ACT, 2607

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 88 m2**

**Type: Townhouse**



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## Bright, Spacious and Perfectly Positioned

Nestled in a peaceful pocket of prestigious Farrer, this charming two-bedroom townhouse offers low-maintenance living in a prime location. Perfect for first-time buyers or savvy investors, this home combines space, comfort and a superb location directly across from sports fields and a short stroll to shopping, recreation and a plethora of dining options.

The open-plan living and dining area creates a warm and inviting space to relax or entertain. Make your way through the light filled lounge and meals area to the updated kitchen with acres of bench and storage space, quality Westinghouse appliances and timeless modern style. Sliding glass doors lead to a private, sunlit garden retreat framed by mature greenery-the perfect spot to host friends, enjoy a coffee, or let kids and pets play safely.

Upstairs, the oversized master bedroom boasts wall-to-wall built-in robes and garden views, while the spacious second bedroom is ideal for kids, guests, or home office. A generous bathroom with a separate bath and shower services the upper level, while a ground-floor toilet/powder room adds extra convenience.

Location is everything and this home delivers-you're moments from Farrer Shops and the popular Fox and Bow café, with Mawson playing fields across the road and Southlands Shopping Centre just over the oval. You're also minutes from top schools, public transport and walking trails at Isaacs and Farrer Ridge. This is your chance to secure an easy-care home in a growth area. Don't wait-this one won't last long!

### Key Features:

- Spacious two-bedroom townhouse in a quiet well cared-for complex
- Perfect for first home buyers and investors
- Open-plan living and dining area filled with natural light
- Private, sunlit garden retreat with lush greenery and gate access to playing fields
- Modern kitchen with quality Westinghouse oven, cooktop, and dishwasher
- Oversized master bedroom with built-in robes and garden views
- Large second bedroom, perfect for family, guests, or a home office
- Generous bathroom with separate bath and shower + ground-floor powder room
- Split system heating and cooling for year-round comfort
- Single carport with additional allocated parking space
- Close to Farrer shops, Southlands Shopping Centre, schools, parks, and public transport
- Living space: approx. 88m<sup>2</sup>
- Courtyard size: 30m<sup>2</sup>
- Complex built: 1973
- Rates: \$2,606.25 per annum
- Land Tax: \$3,738.29 per annum
- EER: 2 Stars
- Body Corporate: \$1,090 per quarter

### Disclaimer:

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