

**1/15 Tompson Street, Garran, ACT 2605**



**Sold Townhouse**

Monday, 14 August 2023

1/15 Tompson Street, Garran, ACT 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 127 m2**

**Type: Townhouse**



Alec Brown  
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**\$1,141,000**

Nestled amid landscaped gardens in an enclave of just three residences, you'll find this gorgeous home, a heart-warming haven that is the epitome of easy-care living. Stepping inside, you'll find yourself captivated by the expansive living area, bathed in gentle rays of sunshine, beautifully presented and effortlessly elegant. Incorporated into the living space, the kitchen is a statement of style and functionality, where family and friends will gather and meals will be savoured. When entertaining, the tranquillity of the outdoor terrace will beckon, and the ease of care of the surrounding gardens will leave plenty of time for doing the things you love. Located in the ever-popular suburb of Garran and brimming with that special ingredient that makes a house a home, it's safe to say this is a home you'll relish returning to each day, and a sanctuary that is sure to soothe your soul. Property features include:

- Expansive, sun-bathed open plan living area with vaulted ceilings
- Contemporary kitchen, stone benchtops, breakfast island, quality European appliances
- Privately placed master bedroom with a walk-in robe and ensuite
- Two additional bedrooms fitted with built-ins
- Stylishly appointed bathrooms
- Gorgeous entertaining deck framed in landscaped gardens
- Sleek laundry with outside access
- Stylish plantation shutters on all windows
- Timber floors in living area
- Ducted heating/cooling and double-glazed windows throughout
- Secure double garage with internal home entry
- Handy ramp access from the driveway to the front door
- No common walls

Living: 127.64sqm & Garage: 35.69sqm • EER: 6.0 • UV: \$495,000 (2022) • Rates: \$3,370.92pa • Land Tax: \$5,518.35pa (Investors only) • Strata Levies: Self managed body corporate, \$1,089.76 Annual Strata Insurance Close proximity to:

- Garran shops
- Woden Town Centre
- Canberra Hospital
- Excellent schools

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.