

1/18 Sabine Close, Garran, ACT 2605



Townhouse For Sale

Saturday, 3 February 2024

1/18 Sabine Close, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 139 m2

Type: Townhouse



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\$1,575,000 +

One of only eight townhomes in the development, #1 is a stunning example of luxurious living, featuring a superb design that takes full advantage of its prime, elevated position to showcase endless, breathtaking views. The expansive open-plan layout of the home is intelligently designed to immerse you in the stunning vistas from every aspect of the large lounge and dining areas. The floor-to-ceiling sliding doors not only enhance the views but also bring in an abundance of natural light and cooling breezes. The large covered alfresco patio stretches the entire width of the townhouse and provides an impressive 45 sqm of space for outdoor entertainment and relaxation while taking in the shimmering mountain views. The kitchen is orientated to ensure that the views are always present and offers sleek modern cabinetry, stainless appliances, and stone benches for a timeless appeal. The air-conditioned master bedroom is a luxurious retreat, positioned to enjoy courtyard views, with a huge built-in wardrobe and a grand ensuite featuring a floating basin, oversized shower, and plenty of linen space. The ground floor of the property also features a laundry and powder room, and the second floor has two additional bedrooms, each with built-in storage and beautiful views. The bedrooms are conveniently separated by a second bathroom that includes double sinks, providing both privacy and convenience. One of the many bonuses of this property is the garage with internal access, providing ample storage space for your vehicles and other belongings. The townhouse is located within a boutique gated complex of only 8 homes, offering glorious surrounds and facilities such as a fitted-out gymnasium, an outdoor pool, and a communal outdoor kitchen. Conveniently located just minutes away from the bustling Garran shops, the new Medical Centre, and The Canberra Hospital, this ultimate location also offers easy access to the Woden Town Centre. Overall, this stunning property offers enviable living in one of Garran's most coveted locations.* Architecturally light filled designed town-home with open-plan lounge and dining* Stackable sliding doors opening onto large covered alfresco (43sqm) with outdoor kitchen and heating* Exceptional modern kitchen with stone benches, top of the range Miele appliances, induction cooktop and Zip tap* Two sided smart ESCEA Gas Fireplace in the lounge room * Reverse cycle zoned heating and cooling * Generous main bedroom with floor to ceiling robes, integrated TV and large ensuite* Two additional bedrooms both with built-in robes * Electric blinds throughout* Large second bathroom with double basins, bath and shower * Laundry set within oversized powder room with linen cupboard * Landscape backyard with large garden shed * Large underground wine cellar with separate climate control.* Multi car garage with remote entry with internal access with high garage door clearance* Custom storage cabinetry in garage with media room, computer nook and data cabling* Secure gated building with video intercom and separate security cameras* High-end complex with gym, outdoor self-cleaning heated pool, BBQ area and fully equipped communal kitchen, perfect for entertaining by the pool Rates: \$3,718pa (approx.) Land Tax: \$5,143pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.