

10 Couvreur Street, Garran, ACT 2605



House For Sale

Wednesday, 12 June 2024

10 Couvreur Street, Garran, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1289 m2

Type: House



Rick Dickson
0419208353



Lawrence00. Jacobsen
0474209484

Auction

Welcome to 10 Couvreur St, Garran - a charming home that blends modern comfort with classic elegance. Architecturally designed by the original owners, this is the first time this wonderful property has been listed for sale. The open layout, ample parking, and beautiful gardens create a welcoming atmosphere. Inside, high ceilings and large windows flood the home with natural light. The home features multiple bedrooms, including a peaceful master suite for your comfort and privacy. The large backyard is perfect for family gatherings and outdoor activities. Set on a spacious 1,289m² block, this home offers convenient access to the Canberra Hospital, Red Hill Nature Reserve, and the centers of Woden and Canberra City. Don't miss this opportunity to own a truly special home in a highly sought-after dress circle location.

Features-

- Elevated and secluded, nestled in one of Garran's most coveted locales.
- Constructed predominantly from double brick.
- Elevated 1,289 m² block, larger than the traditional quarter acre block.
- Positioned in a sought-after dress circle location.
- Generously proportioned kitchen, equipped with stainless steel electric appliances, stone benchtops, and ample storage.
- Large master suite featuring an ensuite and dressing room.
- Three additional spacious bedrooms, all complete with built-in robes.
- Separate study area adjoining the family room, adaptable as a fifth bedroom.
- Multiple light-filled living areas, all with great northerly aspect.
- Breathtaking views from various vantage points, both inside and outside the home.
- Welcoming front verandah.
- Blend of timber flooring and plush carpeting throughout.
- Expansive downstairs rumpus room and ample storage space.
- Ducted reverse cycle heating and cooling.
- Secure parking provided by a large double garage with automatic doors and additional carport space.
- Entertainers' terrace seamlessly extending from the family and meals area.
- Immersed in lush, established gardens, offering privacy.
- Prime location, with Garran Primary School, Sts Peter and Paul Primary School, The Canberra Hospital, Red Hill Nature Reserve, and Yamba Drive all within easy reach, facilitating convenient access to Woden Town Centre and Canberra City.
- Walking tracks through Red Hill Nature Reserve and beyond, indulging in the beauty of the natural surroundings.

Statistics (all figures are approximate)

EER: 0.0
Upper Living Size: 239m²
Lower Living Size: 36m²
Total Living Size: 275m²
Garage & Storeroom Size: 71m²
Carport Size: 14m²
Construction: 1982
Land Size: 1,289m²
Land Value: \$1,292,000
Land Rates: \$1,555 per quarter
Land Tax: \$3,633 per quarter (only applicable if not primary residence)