

10 Flanagan Street, Garran, ACT 2605



House For Sale

Friday, 24 May 2024

10 Flanagan Street, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1003 m2

Type: House



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AUCTION

Perched on the high side of one of the Woden Valley's most sought after pockets, this charming family home offers a lifestyle of tranquil living enhanced by breathtaking views to the Brindabella Mountains and integration with nature reserve behind. A character filled double brick construction, the home features light filled living areas showcased by high ceilings, large windows and beautiful spotted gum timber floors. Multiple living areas to suit any occasion include elegant formal dining and lounge rooms spilling out to a generous front terrace, the perfect spot to watch colourful season changes over the valley. Sun drenched family living and a well appointed kitchen at the rear of the home look over established gardens that extend through to the leafy reserve. Accommodation consists of master bedroom complimented by ensuite bathroom, two good sized bedrooms serviced by the main bathroom and versatile space downstairs that could be used as an additional guest bedroom or study. Large laundry boasting plenty of storage and double car accommodation with internal access complete a wonderful package. Renowned for its established leafy streets, strong community ties, excellent schools, shops and The Canberra Hospital, don't miss your chance to secure this unique family home in popular Garran. * Circa 1960's construction* Open plan kitchen/family/dining* Spotted gum hardwood floors* High ceilings * Ducted gas heating* Split system cooling* Updated kitchen* Beautiful established gardens* Water tank* Solar panels* Heaps of storage options* Large laundry with storage* Undercover alfresco entertaining area* Double garage internal access* Off street parking* Minutes to Canberra Hospital & quality schools* Close to the walking trails of Red Hill & Federal Golf Club* Block Size: 1,003sqm Rates: \$6,358pa (approx.) Land Tax: \$12,102pa (approx. if rented out) UCV: \$1,378,000 (2023) 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.