

10 Lavater place, Garran, ACT 2605



Sold House

Sunday, 5 November 2023

10 Lavater place, Garran, ACT 2605

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 797 m2

Type: House



Oliver Muscat

Contact agent

Nestled at the top of this tightly held cul-de-sac, in leafy and private grounds, is this spacious and established family home. Even before stepping inside, you'll be captivated by the sweeping views across the Woden Valley and Brindabella Ranges, and whisper quiet surroundings enjoyed from the covered front veranda. With an elegant entryway, this home boasts character, and considered planning is apparent with a large formal lounge room capturing the valley views. Adjacent to the lounge and distanced from the rest of the home, is an adjoining office space or 6th bedroom for a 'quiet' work from home arrangement or guest accommodation. The first of the king size bedrooms is located on the ground floor, with its own ensuite and ample built-in wardrobing. A formal dining room offers the opportunity for large family gatherings or perhaps a re-purpose of this space to a media, games room or home gym, might be more your inclination. The budding chef will thrive in the fully renovated, luxury kitchen, where careful space-planning makes the heart of this home a dream. Enjoy features like the appliance garage for clean-up ease, integrated dish washer, the zoned island preparation bench and the breakfast bar with full view of the family room and gardens for perfect entertaining. The large laundry room is located close by and offers plenty of storage and bench space. A stand-out feature of this home is undoubtedly the architecturally designed family room, with its elaborate beamed ceiling, maximising the natural light throughout this space, whilst capturing the magic of the adjacent garden setting through the considered expanse of windows in this part of the home. The enchanting gardens, with mature trees and lots of bird-life, are to be enjoyed from the covered and paved entertaining area which flows from the family room. The gardens are well established, gated, private and kept thriving by use of your very own garden water tanks. The neatly positioned garden sheds are tucked away to the rear of the free-standing double garage. For those seeking nature at your doorstep, this home is perfectly located, sitting at the foot of Red Hill Nature Reserve. This home is on the doorstep of the Canberra Hospital and Westfield Shopping Centre along with all of the other services and facilities around the hub of Phillip and Woden Centres. - Formal lounge room with views - Formal dining room - Architectural beamed ceiling to large family room - Renovated Large kitchen - 6 Bedrooms - 2 with ensuite, 5 with built-ins - Office/ 6th Bedroom - Large separate laundry with lots of storage - 2 garden collection water tanks - North facing private rear garden - Freestanding double garage - 2 designated garden sheds - Private and gated beautifully established gardens - Designated vegetable patch - Paved and covered entertaining area - Large covered, front veranda with views - Walking distance to Westfield Woden, & Canberra Hospital - Centrally located for easy access to Canberra City, Tuggeranong, Weston Creek and Fyshwick - Short walk to Garran shops, Medical Centre and Garran Primary School - Nature park within walking distance