

15 Maurice Place, Garran, ACT 2605

LUTON

House For Sale

Saturday, 9 December 2023

15 Maurice Place, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 1

Area: 833 m2

Type: House



Sophie Luton
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Richard Luton
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\$1,350,000+

Backing reserve in an elevated cul-de-sac with a northerly aspect to the side. Composed on a block of 833m² the property is perfectly positioned to allow for further expansion and opportunity. The house itself is a gorgeous three-bedroom property with timber floors and large windows that draw the lush private gardens in. Complete with a beautiful kitchen with stainless steel appliances which opens out onto the large, covered entertainment space and private back garden. An ideally located home that has a beautiful feel and is ready to move into but also offers so much potential for further expansion down the track. Walk to Canberra Hospital, reserve and walking trails, Garran and Hughes Shops. Features: Elevated position in a quiet-cul-de-sac Backing reserve Less than 1km walk to Canberra Hospital Walk to Garran or Hughes Shops Northerly aspect to the side of the property Timber floors Large picture windows Family room with fireplace and shelves Kitchen with stainless steel range hood, gas cook top and electric oven, dishwasher and lots of storage Kitchen opens onto the large, covered entertainment area Private back garden Three bedrooms, two with built-in-robos Main bathroom with separate shower and bath European laundry Ducted reverse cycle Reverse cycle unit Roman blinds Off street parking UCV: \$1,204,000 approx EER: 0 Land Rates: \$5523 approx Land Size: 833m² approx