

16 Sabine Close, Garran, ACT 2605

Sold House

Friday, 1 September 2023

16 Sabine Close, Garran, ACT 2605

Bedrooms: 4

Bathrooms: 2

Area: 790 m2

Type: House



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\$1,320,000

Positioned within a premier enclave of Garran and enjoying the natural leafy surrounds, this beautifully designed residence fuses character and charm with striking modern elements. Catering to all buyers' wants and needs, this home has it all – 790m² RZ2 zoning, quiet close location opposite private reserve, elevated street, single level main residence with the benefit of a self-contained flat downstairs. 16 Sabine Close's prime location also represents significant future re-development opportunity with its proximity to redeveloped Canberra Hospital, local shops, schools the city centre and Tuggeranong. A charming front porch welcomes you to the home. Upon entry; the formal lounge is spacious, light filled and French doors offer the peaceful outlook all homeowners desire, out to the balcony which harnesses the benefits of the elevated position. The perfect place for a morning coffee or evening drink, enjoying the views across the Brindabellas. Thoughtfully designed for modern living, this area is separate yet flows with ease onto meals and gorgeous chef's kitchen, an abundance of beautifully designed cabinetry and gourmet appliances are set with an island bench and the same beautiful views. The vista from the rear veranda is the perfect place for a morning coffee or evening drink, enjoying the views across the Brindabellas. Three bedrooms are privately positioned on this main level, all with built in robes and picture windows, the master bedroom especially spacious. These are serviced by the modern and light filled bathroom, with bath, shower and separate WC. Downstairs offers a self-contained residence, with its own access from the street, the ideal living for extended family, au pair residence or even home business. Generous in proportions and presented with contemporary style, there is an open plan kitchen and dining area with built in storage and heater, large bedroom and sitting area plus modern bathroom. There is also a separate laundry plus storage room which can be utilised by both residences. With great space and endless opportunities, the private backyard offers an array of flat grassed areas, paved areas ideal for a basketball court or more dedicated off-street parking, framed by easy care gardens. One of Canberra's exclusive and tightly held suburbs, this beautiful home is located just a few minutes' walk from renowned schooling options including Garran Pre School and Primary School, St Peter and Pauls Primary plus Canberra College. The ever-popular Garran Shops, playgrounds and The Canberra Hospital. It's also a mere five-minute drive to the Woden Shopping Centre and 15min from the City centre or Tuggeranong. This outstanding home is positioned on a generous RZ2 block and is a refined market opportunity not to be missed. - One of Garran's most prized, elevated streets, quiet cul-de-sac with private reserve opposite- RZ2 zoning- Beautiful views of the Brindabellas from living, kitchen and rear balcony- Separate living and meals areas- 3 bedrooms on main level, all with built in robes and picture windows- Modern main bathroom with separate bath and shower plus separate WC- Modern kitchen with island bench, beautiful cabinetry, abundant storage and quality appliances- Downstairs self-contained residence with kitchen and meals area, bedroom with sitting area, modern bathroom and separate access, also has its own electricity /gas meter and has been previously rented at \$540.00 per fortnight- Ducted gas heating and reverse cycle unit to main level, electric heater to self-contained- Plenty of on-site and off street parking Land Size: 790m² (approx.) Living Size: 154m² (approx.) Unimproved Value: \$1,007,000 (2023) Rates: \$5,992.03 p.a (approx.) Land Tax: \$11,343.40 p.a (approx.) Construction: 1966 (approx.)