

17 Boothby Place, Garran, ACT 2605



Sold Townhouse

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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Contact agent

Immerse yourself in the unparalleled beauty of this exquisitely-stunning three-bedroom, two-bathroom townhouse that awaits you. Nestled in a peaceful cul-de-sac, this charming property offers an inviting atmosphere, making you feel instantly at home. Enjoy the luxury of private front and back courtyards, providing you with the perfect settings to entertain guests or unwind after a busy day. Step inside and discover a world of possibilities. The lower level greets you with a modern open kitchen, accompanied by a spacious dining and living area. This versatile space allows you for work or leisure. Whether you envision a cozy study, a comfortable TV lounge, or a vibrant playroom for your little ones. The options are endless. A convenient second bathroom is also located downstairs, catering to your family's needs. The living area effortlessly flows into a charming front courtyard garden, offering an idyllic setting to savour your morning coffee or host delightful gatherings on the deck. Make your way upstairs to find three inviting bedrooms, each bedroom boasts built-in robes and has been thoughtfully positioned to capture the warmth of the winter sun, thanks to their northeast-facing orientation. For your comfort, each room is equipped with ceiling fans. The main bathroom on this level has been thoughtfully adorned with neutral tones, creating a serene ambiance. The meticulously landscaped front and rear courtyard gardens showcase a thoughtful blend of space and aesthetics, offering ample room for pets and children to play, all while ensuring a low-maintenance lifestyle. Additionally, a single lock-up garage with secure access to the front courtyard garden provides convenience and peace of mind. Just over 1 kilometer away from the hospital and Garran Primary School, and a mere 200 meters from the well-appointed Garran Shopping Centre, this residence places you in the heart of convenience. The shopping center provides a variety of amenities, including a grocer, butcher, hairdresser, cafes, post office, and medical professionals. Adjacent to the property, a pathway leads to ovals, perfect for children's playtime or taking your beloved pooch for a refreshing run.

Features:

- Immaculately renovated separate title townhouse boasting three bedrooms and two bathrooms
- Ideally situated in a serene cul-de-sac, within easy walking distance of Canberra Hospital, the popular Garran shops, and a highly sought-after primary school
- Abundant natural light streams through stunning clerestory windows, creating a bright and airy ambiance throughout
- Upgraded kitchen featuring top-of-the-line appliances, a convenient breakfast bar, and a sleek stainless steel dishwasher
- Open plan living area flooded with natural light, complete with a modern split system unit and enchanting raked ceilings
- Spacious multipurpose room, perfect for a home office, cozy reading nook, or peaceful study retreat
- Main bedroom boasting a walk-in robe and easy access to the well-appointed upstairs bathroom
- Generously sized secondary bedrooms, each thoughtfully designed with built-in robes
- Light-filled main bathroom adorned with a spacious shower alcove, offering a tranquil bathing experience
- Additional downstairs bathroom tastefully decorated in neutral tones, ensuring functionality and convenience
- Raked ceilings and exposed beams further elevate the already captivating sense of space
- Two separate courtyards providing ample room for gardening enthusiasts to indulge their green thumbs
- Quaint front deck, an idyllic spot to savor your morning cuppa or unwind after a long day
- Secure single lock-up garage, offering peace of mind and easy access to your home
- Perfectly positioned in close proximity to major arterial roads, providing convenient connections to