

# 23 Brereton Street, Garran, ACT 2605

## House For Sale

Thursday, 30 May 2024



23 Brereton Street, Garran, ACT 2605

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 939 m2**

**Type: House**



Chris Wilson  
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Jack Wilson  
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## Auction 22/06/24

Subtly located on the crest of Brereton Street and behind the privacy of a well thought out mature garden is this impeccably presented family home. From the moment you set foot inside the front entrance you will appreciate the style, space and character that this architecturally designed single level home has to offer. The 2.7m ceilings along with large formal and informal living areas create a feeling of space and comfort no matter where you find yourself in the home. The kitchen is solid blackwood timber in design and is accompanied by black granite benchtops to match. This theme is reflected in both the ensuite and main bathroom area. The kitchen has ample cupboard and bench space and includes quality Smeg cooking appliances. The generous family living areas open out to a paved sun filled courtyard that enjoys the comfort of a Markilux retractable awning for those sunny days. All 4 bedrooms offer generous proportions along with built in robes and the main has an ensuite bathroom that includes a spa bath and a large walk-in robe. The rumpus room includes a built-in desk that is courtesy of Thor's Hammer. There is Northern Box timber flooring throughout the main living areas. Your year-round comfort is assured with ducted gas heating and ducted evaporative cooling. Just like the inside, the outside has been meticulously thought out with the planning of the garden and it offers colour, privacy and tranquility year-round from the myriad of plantings from front to rear. Relaxing outside will be just as enjoyable as relaxing inside in your new home at 23 Brereton Street, Garran. Other features include:

- Continuous gas hot water
- Double garage with internal access & automatic doors
- Storage / workshop area
- Ducted vacuum
- Bosch dishwasher
- Automatic in-ground watering system
- Alarm system
- Chubb safe

UCV: \$1,258,000  
Block Size: 939m<sup>2</sup>  
House Size: 266.8m<sup>2</sup> (approx.)  
Year of Construction: 2005  
EER: 5.5  
Outgoings: General Rates: \$1,435 p/qtr (approx.)  
Land Tax (investors): \$2,704 p/qtr (approx.)

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