26 Brereton Street, Garran, ACT 2605
Sold House

Wednesday, 13 September 2023

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Bedrooms: 3   **Bathrooms: 3**   **Parkings: 2**   **Area: 985 m2**   **Type: House**

Chris Wilson
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$1,735,000

Perched on the high side of the street utilising a sizeable parcel of land which corners two of Garran's most reputable streets, capturing views of the Brindabellas while the street appeal captures the attention of neighbours. A desire to hand over a property ready accommodate to a family just as it has done the past 20 years, significant investment has included new flooring and paint throughout, a new driveway and landscaping, in addition to refreshing the amenities. Upon entry to the home, the aesthetic appearance continues attributed to the contemporary monument theme. The split-level design finds the lounge and formal dining raised with large double-glazed windows which capture the picturesque outlook over Woden towards the Brindabellas. The sizeable kitchen is well appointed and provides a vantage point for the most accomplished of chefs to not only serve the family a feast but cater for guests. Overlooking the large entertainer's deck and lawned backyard, parents will appreciate the ability to keep an eye on the kids throughout the warmer months while preparing meals. Separation of the bedrooms from the main living spaces will no doubt be appreciated, with all rooms of good proportions with plush new carpet and are complemented by built in robes and large windows. The main bedroom offers a retreat that many will desire. Extra-large in size with a bay window providing a reading nook and aesthetic detail, the large ensuite bathroom, floor to ceiling built in robes and brand new private deck - complete what is a certain feature of the home. Understanding the frequency of working from home, downstairs is perfectly fitted out to accommodate just this. With plenty of natural light and a built-in desk, the office space will provide enough separation from home life but a sought after convenience. An extra living space and another bathroom lead the imagination for the entire downstairs area to offer even more flexibility. A brand-new loop driveway wraps the new tiered front lawn and the fully fenced backyard has several spaces to entertain, or for kids and pets alike to play for hours. All of which is attractive and low maintenance, the perfect combination. Unquestionably one of Canberra's more desired suburbs, you will have access to one of, if not the best, public primary schools in the ACT with Garran Primary School. Minutes from the ever-expanding Canberra Hospital, Red Hill Reserve and Woden Town Centre. You are also awarded an excellent local shopping complex with a well serviced grocer, tasty bakery, excellent cafe, dry cleaners, medical centre and more. Do not miss your opportunity to fact check all of the above, enquire today to register your interest, receive more information and attend to at our next open for inspection or better yet, please book a private inspection now! To be sold at auction, IF NOT PRIOR!
FEATURES:•⬚Excellent location on the high side of the street•⬚Expansive views•⬚Brand new paint and flooring throughout•⬚Flexible living with multiple lounge dining options and home office•⬚New loop driveway and landscaping•⬚Ducted gas heating plus large split system unit•⬚Fully fenced backyard with multiple areas of grass and ability to entertain.UCV: $1,132,000Block Size: 985m2House Size: 210.95m2 + Garage 34.3m2Year of Construction: 1967 EER: 1.5Outgoings:General Rates: $1,332 p/qtr (approx.)Land Tax (if rented out): $2,488 p/qtr (approx.)Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.