

26 Garrad Court, Charnwood, ACT 2615

VERV

Sold House

Monday, 14 August 2023

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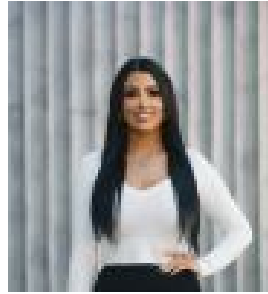
Bedrooms: 3

Bathrooms: 1

Type: House



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Contact agent

Prepare to be captivated by the allure of this delightful 3 bedroom cottage. As you approach the property, you will be embraced by a warm and inviting ambiance, emanating from its unique arched architecture and recently refreshed exterior. Surrounded by serene, well-established gardens, this charming abode beckons you to unwind and enjoy a tranquil lifestyle. Step inside and discover a traditional floor plan that exudes character and charm, boasting generously proportioned rooms that are perfect for comfortable living. The expansive living areas seamlessly connect to the kitchen/dining space, where the captivating vista of the majestic Brindabella Mountains unfolds through the dining room windows, creating a breathtaking backdrop. Situated on an expansive 806sqm block, this home is perfectly positioned to accommodate future developments. Whether you envision an extension, a deck, or even a pool, the possibilities are endless. Additionally, the home's convenient proximity to schools, shops, and public transport ensures that everyday necessities are just a stone's throw away. Uncover the convenience of a spacious 3-car detached garage, offering versatile space that can be transformed into an office, an art studio, or a teenage retreat. This added bonus enhances the potential and flexibility of this exceptional property.

Features Include:

- Rare arched architecture and a recently painted exterior create a captivating and unique aesthetic.
- Tranquil established gardens surround the property, providing a peaceful and serene atmosphere.
- Well-proportioned rooms with a welcoming original interior design offer comfort and functionality.
- Generous living areas seamlessly flow into the kitchen/dining area, allowing for easy entertaining.
- Dining room windows frame a stunning view of the picturesque Brindabella Mountains.
- Positioned on a massive 806sqm block, there is ample space for potential future developments such as extensions, a deck, or even a pool.
- Convenient proximity to schools, shops, and public transport ensures easy access to essential amenities.
- A detached 3-car garage provides versatile space for various purposes like an office, art studio, or teenage retreat.
- Ideal opportunity for first-time homebuyers looking for a project or astute investors seeking a promising investment.
- The cottage exudes a cosy and warm atmosphere, making it a perfect retreat from the hustle and bustle of everyday life.
- Captivating arched architecture adds character and uniqueness to the property.
- The traditional floor plan offers a sense of nostalgia and charm.
- Well-maintained gardens create a peaceful and inviting outdoor space.
- The expansive 806sqm block allows for plenty of room to customize and expand the property.
- The breathtaking view of the Brindabella Mountains provides a stunning backdrop for daily living.

EER: 1 star Rates: \$3,224.49 pa approx. Land Tax: \$5,227.15 pa approx.