

27 Fitchett Street, Garran, ACT 2605

Sold House

Tuesday, 15 August 2023

27 Fitchett Street, Garran, ACT 2605

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 730 m2

Type: House



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Nestled in the desirable suburb of Garran, this exquisite 4-bedroom residence captivates with its architectural brilliance. Set on a spacious 730m block, the meticulously designed layout encompasses a multipurpose room, formal dining area & an open-plan living space that seamlessly interconnects. With its strategic positioning & stunning design, this family-oriented haven is a must-see. As you step through the porch, you are warmly greeted by a formal entry that ushers you into a spacious living room. Bathed in natural light from the large north-facing windows, this space is perfect for cosy family gatherings or quiet moments of relaxation. Adjacent to the living room, a private balcony & a formal dining room await, ready to host your memorable dinner parties or intimate family meals. The heart of the home is a modern, well-equipped kitchen promising many delightful family dinners. With its breakfast bar, built-in cabinetry, gas cooking & modern stainless-steel appliances, the home chef will be in their element. The open-plan kitchen overlooks spacious dining & family area, extending onto a private patio which is perfect for a quiet morning cuppa or alfresco dining. Venture further into the home, past the kitchen, down the hallway, you'll find a staircase leading to a rumpus room, a secure triple garage & a multipurpose room. The expansive main bedroom features its own private balcony, a serene spot to watch your children or pets play in the backyard. It also includes a built-in robe & a generously sized ensuite with a double vanity & spa. The remaining three bedrooms are well-sized, each featuring built-in robes & large windows that allow plenty of natural light & the rooms are serviced by a bathroom with a spa & a separate toilet. For year-round convenience, the home offers allocated parking for the caravan, a laundry with external access & storage, reverse cycle air conditioning & a low-maintenance yard allowing you to spend more time doing the things you love. Underneath the home you'll find a massive locked triple garage, a storage room & a self-contained multipurpose room. This space has its own reverse cycle air conditioning, a kitchenette, a study nook & a bathroom, ideal for a home office or guest suite. This contemporary home truly offers a blend of style, comfort & convenience. Don't miss the opportunity to make this your new oasis.

Features: Located in desirable Garran suburb
Caravan parking space
Self-contained multi purpose room
High ceilings throughout
Architecturally design
Formal entry
Formal dining room with a private balcony
Modern, well-equipped kitchen
Open plan design
Private front patio
Well-maintained back garden
Secure triple garage
Main bedroom with ensuite and private balcony
Three additional bedrooms with built-in robes
Separate bathroom with spa
Laundry with external access
Secure automatic electric gate for caravan parking and garage access.

Essentials: Approximations
Residence: 235.77m²
Garage & Store: 113.41m²
Total: 349.18m²
Rates: \$4,132 per annum
Land tax: \$7,450 per annum (investors only)
UV: \$864,000 (2023)
Rental Estimate: \$1,050 - \$1,150 per week