

28 Fitchett Street, Garran, ACT 2605



Sold House

Monday, 14 August 2023

28 Fitchett Street, Garran, ACT 2605

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 884 m2

Type: House



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Auction Location: LJ Hooker Woden 6a, 5-7 Townshend Street, Phillip, ACT, 2606 Open plan living and enormous spaces in a highly desirable address combine to give this superbly presented home, immense family appeal. Ticking all the boxes for a modern family, this impeccable light-filled home will delight those looking for comfort, style and a functional floorplan all within walking distance of Garrans ever popular amenities. Set back from the road, established front gardens provide both a beautiful backdrop and a warming welcome. Stepping inside, you will find a large, open formal living space with plenty of room for relaxing or entertaining. At the hub of the home is the enormous kitchen offering a functional layout which enables the lucky new chef to watch the children play in the yard as they cook up a storm. The spacious family/dining area is overlooked by the kitchen and bathed in sunshine. Accommodation is provided by four to five generous bedrooms – an additional living space at the front of the home has been cleverly enclosed to provide an additional spacious bedroom/enclosed living area/rumpus room. The master suite is incredibly spacious, offering an oversized built in robe, ensuite and French doors leading you to the backyard. The remaining bedrooms all offer built in robes and are serviced by the renovated family bathroom offering dual basins, shower and separate powder room. The house is well positioned on the block, the private and shady backyard offers paved entertaining areas, easy care gardens and plenty of grassed areas with room for the trampoline or cubby house. Completing the picture the property offers a large double garage plus single carport, ducted gas heating and evaporative cooling and a large laundry. Living up to its location, this home allows enrolment to the sought after Garran Primary School, plus walking distance to the Canberra Hospital, Garran shops and St Peter and Pauls Primary. -☑Sought after location-☑Renovated bathroom & ensuite-☑Kitchen with electric cooking, ample bench and storage space, large pantry & hideaway, breakfast bar and servery window to living/dining area-☑Truss roof-☑Two separate living areas-☑Double garage + single carport-☑Large flat backyard with established, easy care gardens-☑Master with spacious robe and ensuite-☑Ducted gas heating & evaporative cooling-☑Walking distance to Canberra Hospital, Garran Primary & St Peter & Pauls Primary School. Land size: 884m² (approx.) Living size: 172m² (approx.) UV: \$896,000 (2022) Rates: \$4,357 (approx.) Land tax: \$7,414 (approx.) Construction: Ex-Gov residence circa 1965 EER: 1.5 stars