

3/18 Sabine Close, Garran, ACT 2605

Sold Townhouse

Monday, 14 August 2023

3/18 Sabine Close, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Type: Townhouse



Jane Macken
0262888888



Emma Robertson
0422415008

\$1,460,000

This is a home that has it all, in which nothing is compromised. An enviable Garran location, elevated position, incredible indoor/outdoor living space, plus breathtaking never-ending views. Architecturally designed to maximise natural light and air flow with soaring high ceilings and clever use of windows, this near-new town-home has been finished with high-end luxury and refined features throughout. Intelligently designed to maximise its coveted position, an expansive open-plan layout allows you to immerse yourself in uninterrupted views from every relaxing aspect of a large lounge and dining. Expansive ceilings and windows, plus stackable sliding doors, bring forth an abundance of natural light and cooling breezes, guiding your seamless transition to a large, covered alfresco patio. Stretching the entire width of the apartment, there is 50 sqm of brilliant space for outdoor entertaining and relaxing whilst bathing in the shimmering mountain views and beyond. While enjoying the easy care aspect of town-home living, venture down the stairs from the patio to find this home also features its own tranquil, private garden. Orientated to ensure that views are ever present and open-plan living remains at its best, the kitchen offers sleek modern cabinetry, gas cooking, integrated dishwasher, and expansive benches topped in stone for timeless appeal. On the main level you will find the luxurious segregated master bedroom, offering sumptuous relaxation, taking prime position to enjoy a leafy courtyard aspect. Along with floor to ceiling built in robes there is a huge ensuite with a glorious floating basin, floor to ceiling tiles, oversized shower and incredible built-in linen space. Additional to the main level is the euro laundry and powder room, open plan living and dining. The two additional bedrooms are located on the second floor each providing built-in storage and offer exceptionally beautiful vistas. Each bedroom is segregated by the second bathroom with double sink, shower and bath. Additional outstanding features and very rare for a town-home is your own personal oversized 6 car garage with internal access, plus solar panels, secure video intercom access and ducted & zoned heating and cooling. Within the prized boutique gated complex of only 8 townhouses, you will discover glorious surrounds and facilities that include gymnasium, a sparkling outdoor pool and adjacent to the pool a communal fully equipped kitchen. This ultimate location ensures that you are just minutes away from the bustling Garran shops with the new Medical Centre, The Canberra Hospital and the Woden town centre is just around the corner. This is a rare offering too good to miss. - As new, 3 bed, 3 bath, 6 car garage townhouse with everchanging views- Air-conditioned open-plan lounge and dining with stackable sliding doors- Large covered alfresco (50sqm)- Exceptional kitchen with sleek cabinetry, stainless appliances and stone benches- Generous master with floor to ceiling robes and ensuite with linen cupboard- Two additional bedrooms both with built-in robes- Large second bathroom with bath, shower and double vanity- European laundry- 18x solar panels - 7.47kw micro inverter solar power installation, individual to this townhouse- 6 car garage with remote entry, internal access and high ceiling & door clearance- Secure building with video intercom- Ducted and zoned heating and cooling- Boutique complex with gymnasium, a sparkling outdoor pool and adjacent to the pool a communal fully equipped kitchen. Living Size: 139sqm (approx.) Balcony Size: 50sqm (approx.) Garage: 92sqm (approx.) Body Corporate: \$1,436.89 p.q (approx.) Rates: \$2,858.78 p.a (approx.) Land Tax: \$4,454.35 p.a (approx.) EER: 4.5 Stars Construction: 2020