

3/7 Sabine Close, Garran, ACT 2605



Sold House

Monday, 14 August 2023

3/7 Sabine Close, Garran, ACT 2605

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Matt Shipard

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Contact agent

What you see: Elegance and quality set back from the street amidst the tranquil Sabine Close, Garran. What we see: A bright and airy modern family home with an expansive backyard and the best public school in Canberra at your doorstep. See more: Striking 5.2m void, Herringbone flooring, feature lighting & neutral toned color pallet Large floor to ceiling windows Large gourmet kitchen with 20mm pietra marble bench top, feature cabinetry & ample storage SMEG appliances including oven, integrated dishwasher, rangehood and gas cook top Formal & casual living areas Secondary master suite on the ground floor includes WIR and ensuite Master bedroom including WIR and ensuite Bathrooms feature floor to ceiling tiles and wall mounted vanities Two additional bedrooms including BIRs High end window furnishings throughout Ducted reverse cycle heating & cooling system Expansive level backyard (with irrigation) completed by reserve views Covered outdoor entertaining area with built in gas barbeque and cabinets Double lock up garage with roller door & internal access Close proximity to nature reserve and parkland Within a 6 min drive to the re-developed Woden Town Centre Within a 14 min drive to the Canberra City Centre Within a 5 min walk to the local Garran shops and Medical Centre Within a 5 min walk to Goodstart Garran Daycare Centre (Exceeding NQS rating) Within a 7 minute walk to Garran Primary School (State overall score 100/100) Within a 12 min walk to the Canberra Hospital Total area: 218m² Living: 182m² Garage: 36m² Built: 2018 EER: 4.5 Rates: \$3,646.30 p.a Land tax: \$5,134.22 p.a Body Corporate: \$4229.60 p.a Rental appraisal: \$1150 - \$1250pw Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries