

30 Ingamells Street, Garran, ACT 2605

House For Sale

Tuesday, 5 December 2023

BASTION
PROPERTY GROUP

30 Ingamells Street, Garran, ACT 2605

Bedrooms: 4

Bathrooms: 1

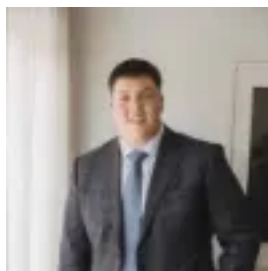
Parkings: 2

Area: 945 m2

Type: House



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Forthcoming Auction

Opportunity knocks on this quiet, leafy street in tightly held and ever popular Garran, adjacent to Federal Golf Course and surrounded by quality schools, parks and greenspaces, a short walk to Red Hill Nature Reserve and mere minutes from Canberra Hospital and Woden Town Centre. Positioned on 945sqm of land, the existing home offers a generous floorplan, spread across 2 floors, with wooden floors throughout multiple living spaces including a large living room, expansive rear undercover deck and open plan lounge/dining sharing great connection with the all-electric kitchen, enjoying plenty of bench space, including breakfast bar, dishwasher and lots of storage. Accommodation consists of 4 bedrooms, 3 upstairs and one on the ground floor, 3 with built-in robes and a private balcony off the middle upstairs bedroom. The bathroom is downstairs and enjoys 2 showers, one over the bathtub, a large vanity with good storage, with a separate toilet adding additional convenience to the floorplan. An internal laundry, garden shed and double tandem lockup garage complete the home, occupying a truly inspiring position that will appeal to home buyers, renovators and builders alike, looking to secure a blue chip location in the heart of the thriving Woden precinct. Features include:- Large living room, opening out to expansive undercover deck, and lounge/dining space, well connected to kitchen, with polished wooden floor throughout- 4 bedrooms, 3 with built in robes, middle upstairs bedroom with private balcony- Neat kitchen with plenty of bench space, including breakfast bar, all-electric cooking, dishwasher and lots of storage- Bathroom with bathtub with shower over, additional corner shower, and large vanity with plenty of storage + convenient separate toilet- Internal laundry and 2-car tandem lock up garage + garden shed Whilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Bastion Property Group 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.