

# 35 Brereton Street, Garran, ACT 2605

## Sold House

Friday, 1 March 2024



35 Brereton Street, Garran, ACT 2605

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 2265 m2

Type: House



Brett Hayman  
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## Contact agent

Looking for a lifestyle to create family memories, while enjoying incredible outdoor spaces within a secluded setting? Look no further. Positioned in a prime, leafy, Garran location backing rich golf course earth this award-winning family home is nestled proudly with absolute convenience and direct access down to the golf course via the side gate. Whether upstairs or down, the expansive indoor areas connect beautifully to the outdoors with stunning unobstructed views of manicured lawns surrounding the full-size tennis court, garden greenery and the Brindabella Mountain Range. As you enter the home you are immediately drawn down to the immense open lounge and dining area which are ideal for the more formal occasions. The real hub of the home is the huge modern kitchen that connects seamlessly to the informal family / meals area, which has easily accommodated parties of more than 50 people with the home's gleaming indoor pool immediately behind provides a great talking point and overall ambiance. Of the home's four bedrooms plus an oversize study/ fifth bedroom, three bedrooms, all equipped with built in robes, are located on the middle level, and are serviced by a renovated bathroom and separate toilet. The segregated primary suite with WIR and ensuite bathroom is upstairs along with the study / living area that features a bespoke fireplace and custom joinery (the ideal parents retreat). Just a few steps from lovely Red Hill walking tracks and minutes from hospitals, medical precincts, the Parliamentary Triangle, quality schools and shopping, this address enjoys a coveted and privileged position. FEATURES:- HIA Extension of the year Winner 1995- Large two-storey family home with panoramic golf course and mountain views- Formal driveway entry with electric gate- Indoor Pool with private bathroom / change room- Pool is solar and gas heated- New carpet in formal living- Sundrenched family / meals area- Ducted vacuum.- Small studio (3m by 2m)- Full size synthetic grass tennis court- Four car garage, all with remote control doors- Remote control front access gate- 37 panel/12kw Solar Invertor system on the roof with battery- Underfloor heating in living areas- Ducted gas to Lounge Room and Kitchen area- Reverse cycle aircon in Kitchen and first floor- Gas Heating to Entry, Bathroom and all 3 bedrooms- Chiminea Philipe wood combustion fireplace- Irrigation system throughout the gardens- Back to base security system- Fire alarm system- Access to 4th hole of Federal Golf Club Places of interest - 600m to Garran Shops, 1.4km to Garran Primary School, backs onto Federal Golf Course (Public Course), 3.4km walking (10 minute drive) to Canberra Grammar School, 8 minute drive to Marist College, 7 minute drive to Woden Shopping Square. Rates: \$5,566 pa Land tax: \$10,447 pa UV: \$1,141,000 EER: 1.5 Living: 266sqm Garage: 73sqm Block: 2,265sqm