

40 Brereton Street, Garran, ACT 2605



House For Sale

Saturday, 18 November 2023

40 Brereton Street, Garran, ACT 2605

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1040 m2

Type: House



Jane Macken
0262888888



Emma Robertson
0422415008

Auction

Auction Location: LJ Hooker Canberra City | 182/200 City Walk, Canberra ACT 2601 Commanding an elevated position within this highly sought-after Garran locale, with spectacular views over the Woden Valley you will want for nothing in this comfortable two-level family home. Set on a generous 1040m² block and offering an abundance of space throughout with multiple living areas, five bedrooms and beautiful established gardens, this is a home that has stood the test of time, both the build quality and level of maintenance evident throughout the home. Designed with the best of family lifestyles in mind, having been in the family since 1977, an immediate welcoming impression is felt from the moment you enter the property. Dedicated to spacious living, offering both open plan entertaining yet separation when desired, the main level of the home features three separate areas. There is a large formal living room to the front of the home. The open plan kitchen has an adjoining family/meals room and is perfectly located adjacent to the dining room, ideal for entertaining and for those who enjoy cooking whilst still being part of the action. The kitchen has been beautifully updated with stone benchtops, 900mm oven and gas cooktop, dishwasher, and plenty of storage. Four generous bedrooms all with built-in wardrobes are privately positioned down the hallway. The master bedroom is found on this wing and benefits from a northerly aspect with its own private ensuite. Servicing the other bedrooms is the main bathroom which is conveniently centrally located, and includes a separate bath and shower plus separate WC and handbasin, ideal for the family. Venturing downstairs, you will be impressed with the amount of space and storage on offer. Bedroom 5 is located downstairs, alongside a large rumpus room, laundry, and additional bathroom plus cellar/storage. With its own separate entrance, this zone would make an ideal home office or business, guest accommodation, or easy conversion to a fully self-contained residence with the addition of a kitchenette. The rear yard is the set up for plenty of family fun, with established gardens, grassed areas and alfresco entertaining. Car accommodation is in the form of a double remote-controlled garage with internal access and rear roller door access. Additional features include gas and electric heaters plus fireplace and ducted evaporative cooling. Close to quality schools, major amenities and transportation, this is the perfect opportunity for those wanting to move into Garran. Be sure to inspect, the buyer of this incredible home will be the envy of all. FEATURES INCLUDE - Stunning views over Woden and out to the Brindabellas - Two storey double brick home with 301m² of living - Four separate living areas - Large front balcony - Master suite with ensuite and built in robe - Three additional bedrooms with built in robes upstairs - Downstairs rumpus room, bedroom and bathroom with separate access - Large separate laundry - Cellar/storage room - Rear alfresco area - Oversized double garage with workshop space and rear roller door - Landscaped gardens with quality stone retaining walls - Close to local shops and minutes to Woden Town Centre, private and public schools Land Size: 1040m² Living Size: 300.79m² internal + 62.20m² garage Rates: \$5,657 p.a (approx.) Land Tax: \$10,637 p.a (approx.) if rented UV: \$1,162,000 Constructed: 1977 EER: 2.0