

**5 Brent Place, Garran, ACT 2605**



**House For Sale**

Wednesday, 12 June 2024

5 Brent Place, Garran, ACT 2605

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 907 m2**

**Type: House**



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## Auction

Set back from the street on an surprisingly large 907sqm block in one of Garran's most peaceful and sought-after pockets, this charming home offers comfortable family living, excellent convenience and incredible promise. Currently configured as a three-bedroom home, the property, which boasts privacy from the street, has immense potential ideal for extension or renovations with three bedrooms, two living areas and a covered outdoor entertaining area. Located just moments from schools, parks, and shopping centres, and the Canberra Hospital. Features:- Three bedrooms - Simple kitchen with plenty of storage- Living and dining areas for seamless entertaining- Flexible living spaces, ducted gas heating and Evaporative cooling- Tidy bathroom with separate w/c, plus good-sized internal laundry- Ceiling fans throughout the home- Outdoor oasis with lush landscaping, perfect for those who love gardening- Covered patio area, perfect for entertaining friends and family- Convenient location near schools, parks, shops, and public transportation, hospital EER: 1.5 Land Size: 907m<sup>2</sup> House Size: 131.15m<sup>2</sup> Garage Size: 40.07m<sup>2</sup> UV: \$998,000 (2023) Rates: \$4,679 Land Tax: \$8,594 Note all figures and measurements are approximate!