

5 Rusden Street, Garran, ACT 2605



Sold House

Sunday, 8 October 2023

5 Rusden Street, Garran, ACT 2605

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 957 m2

Type: House



Steve Whitelock
0402082886



Alex Whitelock
0412306877

\$1,540,000

Positioned at the foot of Red Hill reserve in leafy Garran #5 Rusden Street offers a genuine five bedroom family friendly home just moments from the Canberra Hospital, Garran Primary School and the popular Garran shops. A welcoming entrance into a beautifully renovated home offering a versatile floorplan with enough space for the growing and extended family. Featuring light filled living areas showcased by stunning Tasmanian oak hardwood floors and quality European double glazed windows throughout, framing leafy vistas from every room. A generous master bedroom is complemented by ensuite bathroom, access to front terrace and a bonus parents retreat. Bedroom two is also oversized with an additional study/living area. Downstairs to a fully self-contained studio/rumpus complete with kitchenette, bathroom and separate access from outside, the perfect space for guests, grandparents or teenage children. Entertaining both inside and out including rear deck for relaxing whilst surrounded by easy-care established gardens, under the canopy of large deciduous trees. An energy efficient home boasting 4KW solar system, 7r insulation in the roof, wall insulation, underfloor insulation and external window blinds providing year round comfort and low utility bills. Gardens are irrigated from water collection tanks off the roof of the home. A tranquil location close to Red Hill reserve and wonderful array of bird and animal life on your doorstep. Renowned for it's established leafy streets, strong community ties, excellent schools, shops and The Canberra Hospital, don't miss your chance to secure this fantastic family home in popular Garran with nothing more to do but unpack the bags and enjoy! * Ducted gas heating* RC/AC cooling in main bedroom* Separate laundry plus storage* Garden water tanks* Established gardens* European double glazed windows throughout* Quality honeycomb window treatments* Tandem garage plus off street parking Rates: \$5,144pa (approx.) Land Tax: \$9,567pa (approx. if rented out) UCV: \$1,112,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.j