

7 Stephens Place, Garran, ACT 2605

LUTON

House For Sale

Friday, 3 May 2024

7 Stephens Place, Garran, ACT 2605

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 902 m2

Type: House



Aniko and Peter Carey
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Auction

A superb, peaceful cul-de-sac location, only metres from Garran shops and a short walk to The Canberra Hospital, is the setting for this tastefully updated home, sited on a generous block of approximately 902 m². An elevated front deck and mature, hardy plantings complement the excellent street appeal, in addition to the more recently built, rendered brick double garage. Striking, Sydney Blue Gum flooring is a highlight, extending from the welcoming entry and wide hallway through the spacious open plan living area, with downlighting adding a sparkle. Large windows, some facing north, invite in plenty of natural light and a sliding door opens to a covered, paved entertaining area, with a private outlook over the rear garden. The large, updated kitchen features a vast area of benchtop with breakfast bar, and a gas cooktop, Miele oven and dishwasher, quality custom made cabinetry with an enormous amount of storage. Ducted gas heating, as well as a reverse cycle air conditioner ensure comfort throughout, and a solar system reduces costs. Enjoying a sunny easterly aspect, the huge master bedroom opens via glass sliding doors, onto the elevated front deck. It has a reverse cycle air conditioner and offers a wall of built-in robes and an ensuite. The second bedroom is also spacious, and benefits from being positioned near the main bathroom, which is oversized and features a decadent corner spa bath, and houses a practical European laundry. Constructed more recently, the massive brick double garage has a rendered finish and Colorbond roof, with shelving and a workbench at the rear. The terraced rear garden includes a grassy area, veggie patch and a fruitful Meyer lemon tree, while gardens all around the home are mature and low maintenance. Undergoing much renewal, the quiet cul-de-sac is understandably a sought after location, in such close proximity to the local cafe, excellent shops and medical services, and only a short walk to the Canberra hospital. Westfield Woden, a choice of schools, Canberra College and playing fields are all within easy reach.

Key Features

- Spacious, tastefully updated home offering generous living areas
- Block of approximately 902 m² in quiet cul-de-sac, metres to shops and short walk to The Canberra Hospital
- Elevated front deck, rendered double garage and dense hardy plantings add to street appeal
- Striking, Sydney Blue Gum flooring is a standout feature and extends from the welcoming entry and wide hallway, through the spacious open plan living area
- Downlighting installed from entry through hall and living areas
- Large, updated kitchen showcases a vast area of benchtop, a gas cooktop, Miele oven and dishwasher, custom made cabinetry with an enormous amount of storage
- Lounge area opens to sheltered entertaining space with a private garden outlook
- Reverse cycle air conditioners in living area and master bedroom
- Solar system of seven panels
- Ducted gas heating throughout
- Huge master bedroom opens onto the elevated front deck and offers a wall of built-in robes and ensuite, while second bedroom is also spacious
- Oversized main bathroom features a corner spa bath and a European laundry
- Brick double garage has an auto panel lift door, with shelving and a workbench
- Terraced, low maintenance gardens with productive veggie bed and lemon tree in back garden
- Short walk to Garran primary school
- Few minutes' drive to Westfield and offices in Woden
- Short drive to St. Peter and Paul's primary, Alfred Deakin high school and Canberra College

Many new homes under construction in the attractive, peaceful cul-de-sac

UV: \$984,000
Rate: \$4,563.00