

8 Esson Place, Garran, ACT 2605

Sold House

Monday, 14 August 2023



8 Esson Place, Garran, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 187 m2

Type: House



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Contact agent

If you are looking to right-size, look no further than this exceptional and spacious 187sqm (approx) dual occupancy. Well located in the central and popular suburb of Garran, the stylish architect-designed single level dual occupancy is a rare offering to the market. Featuring clean lines, natural light and a beautiful leafy outlook from all rooms. The open plan living comprises north facing formal lounge and dining areas and an additional family /meals area which overlooks the paved outdoor entertaining area and connects beautifully with modern kitchen. Accommodation includes four generous bedrooms, with the main having an ensuite and walk in robe. Easy care, professionally paved, landscaped and secure gardens surround the home. Other features include the paved alfresco entertaining area, double garage with internal access, modern bathroom, ducted reverse cycle heating / cooling, and mature easy-care gardens. Within a short stroll Garran shops, playing fields, Canberra Hospital, Red Hill walking trails. This property is handy to Woden, Civic centers and the Parliamentary triangle. A very rare opportunity! Rates: \$4,578 pa Land tax: \$6,623 pa Body corp: \$4,993 pa EER: 5.5 Living: 187m2