

8 Maurice Place, Garran, ACT 2605

home by holly

Sold House

Thursday, 12 October 2023

8 Maurice Place, Garran, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 717 m2

Type: House



Rick Meir
0491850701

Contact agent

#soldbyrick+tina Simply gorgeous inside and out. Welcome to a home that exudes quality, offers spacious living, and is within close proximity to essential amenities. This exemplary dual-level home is situated in a beautiful tree-lined cul-de-sac, within an established and prestigious suburb. The combination of quality, location, and presentation on offer, present an enviable lifestyle. Ideally situated in a sought-after school catchment area (Garran Primary School, Alfred Deakin High School and Canberra College) and within close distance to major hospitals, leisure activities, shopping and commercial precinct, restaurants, clubs and so much more, you are close enough to enjoy supreme convenience, yet perfectly nestled in a leafy street with no-through road, well-suited to families and those seeking the best of both worlds. From casual gatherings to formal soirées, this home has it all. Boasting three living areas, including a superb kitchen and family room that spills out onto an elevated deck, a formal lounge with fireplace for some quiet time, or a fabulous downstairs rumpus with bar, the option is yours to select the ultimate backdrop for celebrations with family and friends. Every detail has been thoughtfully considered. Superb inclusions, timber flooring and windows feature to enhance the overall aesthetic and ambience. Overlooking meticulously manicured gardens, accommodation comprises four spacious bedrooms including segregated master suite with ensuite, walk-in robe and direct access to tranquil garden. The remaining bedrooms are serviced by a generous main bathroom with alluring spa bath to relax and unwind. With its picturesque street appeal, lush landscaping, abundant accommodation and idyllic location, you will be proud to call this home your own. To arrange an inspection contact Rick and Tina Meir on 0414 775 137. features: .exceptional location in tree-lined cul-de-sac .three spacious living areas spanning two levels. master bedroom featuring an en-suite and walk-in robe. spacious main bathroom .superb kitchen boasting high-power gas cooktop, Asko steam oven, Bosch dishwasher, insinkerator and stone benchtop. quality inclusions -electric bidet, projector screen .superb family room seamlessly connecting to an elevated deck. beautiful outlook from almost every window to lush gardens. separate formal lounge room with fireplace. rumpus room with a built-in bar, ideal for family gatherings. convenient study nook. ducted gas heating and evaporative cooling for year-round comfort. solar panels .new smart lighting downstairs. timber flooring and windows adding charm and character .beautifully landscaped outdoor areas with established gardens. enjoy morning coffee on the east facing deck .single lock-up garage with internal access and an additional single carport. within walking distance to major hospitals and amenities. vibrant shopping, leisure and restaurant precinct nearby. convenient access to well-connected transport links for easy commuting. sought-after school catchment area (Garran Primary School, Alfred Deakin High School and Canberra College) fine details (all approximate): Upper Level: 166.77m² Lower Level: 72.40m² Garage: 28.30m² Metal Carport: 18.50m² UV: \$1,070,000 Rates: \$1253 per quarter Land Tax: \$2323 per quarter Note: Land tax only applicable if not your primary residence