

8 Wells Gardens, Griffith, ACT 2603

maloneys

Sold House

Wednesday, 13 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 902 m²

Type: House

\$2,110,000

Auction Location: on site AUCTION SATURDAY @ 10 am. OPEN FROM 9.30am FOR BIDDER REGISTRATION. Wonderful opportunity to purchase a property in this highly sought after location. The central parkland of Wells Gardens opposite this property is a definite highlight. The house sits on block (902 sqm) end to end with the north facing along the whole side. Only minutes drive/cycle/walk to Manuka plus St Edmunds, St Claire's, Narrabundah College and The Grammar School. The house was built in 1955 and the current owners have lived here since 1961. Lots of changes since the original house was built however the location hasn't changed. Your chance to either renovate or be drastic and knock down and build your 'forever' home. Originally 3 bedrooms, one living room and one bathroom. Now 4 bedrooms, dedicated study (masses of shelving, desk and cupboards) 2 bathrooms, separate dining, living room and a split level family/sunroom. Polished timber flooring in entry, dining and hallway, carpets through the remainder. At the back of block behind the house and the double garage is a lovely quite elevated private garden. Features,* Block 902 sqm* 4 bedrooms all with built in cupboards* Dedicated study/office with shelving, desk and cupboards* 2 bathrooms 2 toilets* Living room with slow combustion fireplace and wall air conditioner* Separate step down to either family or sunroom (slate floor)* Separate dining room with built in buffet units* Kitchen with lots of bench space, wall oven and dishwasher (original milk/bread door)* Separate laundry room* Alarm system* Picture rails and hooks* Double metal garage with auto door* Well established gardens with retaining wall and an outdoor sitting area House size 195 sqm EER 2.5 UV \$1,550,000 pa Land tax (only if rented) \$14,595 pa Rates \$6,971 pa Land tax (only if rented) \$13,841 pa Block 7 Section 61 Griffith Please note some of the photos have been "styled" Property vacant and ready for immediate occupation upon a 45 day settlement period. Please contact sole marketing agent Philip Kouvelis 0412622420 or email philip@maloneys.com.au Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.