

91 Fitchett Street, Garran, ACT 2605



House For Sale

Friday, 3 May 2024

91 Fitchett Street, Garran, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 845 m2

Type: House



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AUCTION

Perched on the high side of a blue ribbon street in prestigious Garran #91 Fitchett backs the Garran/Hughes Woodlands and offers a lifestyle of spacious family living and entertaining with sweeping views across the Woden Valley. Wrapped in beautifully established gardens a home of generous proportions offering a lifestyle of casual sophistication and multiple entertaining options both inside and out. Featuring sun drenched living areas showcased by large windows, framing leafy outlooks from every room, including formal lounge, dining, a generous sized kitchen and large family area looking out to the tranquil native reserve. Outdoor spaces blend seamlessly with alfresco entertaining and BBQ areas and sparkling pool with wet area access straight through to the bathroom. Segregated parents retreat is complimented by ensuite bathroom, walk-in wardrobe and Juliette balcony looking out to spectacular sunsets. Three further bedrooms or two and a study are serviced by their own full bathroom. A versatile living space downstairs makes for the perfect kids rumpus, home gym or office. Tandem garage with internal access, additional carport and plenty of storage options complete a wonderful package. Garran is renowned for its strong family community, quality schools, The Canberra Hospital and easy access to main arteries into Westfield Woden and the CBD. Also convenient to the nearby walking trails of Red Hill and the ever evolving Garran shopping village offering a selection of shops including Little Garran Café, Orto Pizza, Garran Bakery, dry cleaners, Friendly Grocer and Capital Chemist. For your slice of the "Garran Good Life" this is an outstanding offering to market, a home to feel proud of and enjoy year round with family and friends, don't miss your opportunity to inspect!*

Stunning views over the valley* Just minutes walk to Garran Primary School and The Canberra Hospital* Close to recreational tracks of Red Hill reserve* Formal lounge and dining areas* Spacious family room* Modern kitchen with stone benchtops* Four bedrooms with segregated master suite* Beautiful inground pool with alfresco entertaining* Lush established landscaped gardens* Tandem garage with internal access* Separate storage* Off street parking* Evaporative cooling & ducted gas heating* Solar panels* Close to all amenities Rates: \$5,834 pa (approx.) UCV: \$1,281,000 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.