

97 Kitchener Street, Garran, ACT 2605



Sold House

Saturday, 23 September 2023

97 Kitchener Street, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 901 m2

Type: House



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Contact agent

If you're looking for a home with a convenient location and with nothing to do but book the removalists and move in, then this could be the one for you. Located only a short distance from the ever-expanding Canberra Hospital and the Garran Primary School. 97 Kitchener St is an ideal entry level family home in one of Woden's most popular of suburbs. The street appeal of this home is evident with its beautifully maintained gardens which include an array of hedges, climbing plants and roses which provide privacy from the street. Inside the layout features formal living and dining areas and a family room that is overlooked from the functional kitchen space. The family room captures the morning sun with its easterly aspect and opens onto the rear deck that overlooks the well maintained and thought out back yard which includes a large, brick, double garage with a workshop at the rear. The 3 bedrooms are of generous proportions with 2 including built in robes. Your year-round comfort is assured from the ducted gas heating and a split system cooling system. If you like bush walking, then the nearby trails that lead on to the Red Hill nature reserve are only one house away from you. Alternatively, if golf is your thing, then the challenging greens of Federal Golf Club are also nearby. What more could you want. Be sure to call into our open homes each and every Sunday between now and auction day. UCV: \$766,000 Block Size: 901m² House Size: 135.6m² (approx.) Year of Construction: 1966 EER: 0.5 Outgoings: General Rates: \$935 p/qtr (approx.) Land Tax (if rented out): \$1,654 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.