

4/1 Garran Place, Garran, ACT, 2605



Apartment For Sale

Thursday, 15 August 2024

4/1 Garran Place, Garran, ACT, 2605

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Jack Wilson
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Spacious Apartment with Expansive Balcony & Views

Located in a sought-after suburb in the heart of Woden, this refreshed 2-bedroom, 1-bathroom apartment in 'The Terrace' development offers a blend of comfort and convenience, with outstanding views!

Ideal for first-home buyers, downsizers, or investors, you will be located just meters from the Garran shopping precinct, Canberra Hospital, and the coveted public schooling option of Garran Primary School - all essential amenities at your doorstep.

The open-plan living area seamlessly extends to an enormous balcony, perfect for entertaining or relaxing while soaking in the unrivalled views of the Brindabellas and adding a picturesque touch to your everyday living. Recent updates, including new carpet, blinds, and a fresh coat of paint, ensure the apartment is move-in ready.

The main bedroom boasts a new mirrored built-in robe, balcony access through large sliding doors, and excellent views of Woden and out to the Brindabellas, while the sunlit second bedroom offers tree top views of Red Hill Reserve.

The well-appointed kitchen is flooded with morning sunlight and features a gas cooktop, electric oven and new flooring. A spacious bathroom with a walk-in shower and integrated laundry facilities adds to the apartment's practicality, with the package completed by an undercover carport providing parking out of the elements.

A balcony this size needs to be seen to be appreciated, while the location and price point are a combination rarely encountered. Do not miss your opportunity to purchase this excellent offering, enquire today to register your interest.

- Enormous balcony with breathtaking views of the Brindabellas
- Sought after location in the heart of Woden
- Open plan living that extends indoor to outdoor living seamlessly
- Recently painted and new carpet throughout
- New blinds throughout
- Main bedroom with new mirrored BIR, balcony access through large sliding doors and excellent views to the Brindabellas over Woden.
- Second bedroom flooded with morning sun with new BIR and views of Red Hill reserve
- Spacious bathroom with walk in shower and laundry facilities
- Spacious kitchen with gas cook top and electric oven, new flooring and flooded with natural light
- Large carport under the building
- Very close to Garran Shopping Precinct with cafes, supermarket and more
- Excellent public schooling option in Garran Primary
- Very close to Canberra Hospital

Apartment Size: 61m² (approx.)

Balcony Size: 36m² (approx.)

Year of Construction: Circa 1970

EER: 2.5

Outgoings:

General Rates: \$799 p/qtr (approx.)

Land Tax (investors): \$1,208 p/qtr (approx.)

Body Corp Levies: \$1,732 p/qtr (approx.)

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