

11 Dennis St, Garran, ACT, 2605



House For Sale

Thursday, 26 September 2024

11 Dennis St, Garran, ACT, 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Steve Whitelock

Convenient | Fresh | Affordable

Fantastic opportunity presents with this entry level family home into one of the Woden Valley's hottest locations within walking distance of the Canberra Hospital, the sought after Garran Primary School and popular Garran Shopping Village.

Positioned on the high side of the street underpinned by a generous 879sqm flat parcel with a welcoming façade featuring loop driveway, stunning weeping cherry tree and large front terrace. A family friendly 4 bedroom ensuite home with recently refreshed interiors, solar power and a spaciouly proportioned floorplan. Boasting bright airy bedrooms, updated kitchen and generous living area that flows out through the dining room to a large undercover entertaining area perfect that Saturday afternoon get together with family and friends. The kids will love the large back yard for that game of backyard cricket, chasing the four legged family friend around or make use of the space in the future with an extension for the growing family - either way there are plenty of options on offer here. Completing a wonderful package, a variety of fruit trees, vegetable gardens and plenty of car accommodation for 4 cars plus space for storage / workshop facilities, or maybe Dad's new mancave?

An excellent chance to secure your families future in a blue chip location - for your slice of the 'Garran Good Life' schedule your inspection soon!

New updates to the home (2024):

- * New wiring
- * New ceiling
- * New R5 insulation
- * New flooring
- * New interior painting
- * New curtains
- * New kitchen benchtop

Updates since purchased:

- * Down lights in all rooms - installed 2022
- & Solar - Hyundai panels + solar edge inverter + smart meter (with smart access to mobile) details below - installed Oct 2020
- * Ducted electric reverse cycle heating & cooling - Fujitsu with smart access from mobile - details below - installed May 2021
- * Colorbond fence
- * Bathroom and kitchen mixer taps
- * New stainless cooktop - installed 2023

Solar details (installed in Oct 2020)

System size
8.05kWDC

Solar panels

- * 23 x 350W Hyundai – HiE-S350SG
- * Monocrystalline - 25 years product warranty

Inverter

- * 1 x SolarEdge ☑ 8000W – SE8000H
- * 1 phase - 12 years product warranty
- * Optimisers 23 x Solar Edge P370 Optimisers – P370
- * 25 years product warranty

Ducted Air conditioning details

* Fujitsu Ducted Reverse Cycle Air
Conditioner.

* ARTG54LHTA 14.0KW(C)/16.0KW(H)

Izone 3 smart system

* Nexus tablet

* Wifi bridge

Rates: \$4,644pa (approx.)

Land Tax: \$9,501pa (approx.)

UCV: \$889,000 (2023)

EER: 2.0

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