

**25 Braine St, Page, ACT, 2614**

**House For Sale**

Thursday, 10 October 2024



25 Braine St, Page, ACT, 2614

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Family Home, Fantastic Location

Nestled in the sought-after suburb of Page, this charming home is an ideal choice for couples or families looking to settle in a peaceful and convenient location. With its well-thought-out design and tasteful updates, this property offers a fantastic opportunity to enjoy modern comfort while still allowing room for personal touches to truly make it your own.

The home boasts a spacious three-bedroom layout, providing ample space for everyone. Each bedroom is well-proportioned, offering comfort and privacy for family members or guests. The master bedroom enjoys plenty of natural light and could easily accommodate additional furnishings, while the other bedrooms are versatile enough to serve as children's rooms, guest accommodations, or even a home office.

The heart of this home is its inviting open-plan living area, which seamlessly blends the kitchen, dining, and lounge spaces. Whether you're hosting family gatherings or simply enjoying a quiet night in, this space caters to all your needs. The kitchen is modern and functional, with quality appliances and ample storage, making it perfect for both everyday meals and entertaining.

The backyard offers great entertaining options with a spacious patio, a low-maintenance garden, and room for kids to play or even for you to create a garden paradise.

Beyond the home itself, the location is hard to beat. You're just moments away from local shops, cafes, and popular parks that are perfect for weekend picnics or a leisurely stroll. For families, there are several reputable schools nearby, ensuring you have quality education options within easy reach. Plus, being just a short drive away from Belconnen Town Centre and the vibrant Canberra City, you'll have all the shopping, dining, and entertainment amenities at your fingertips.

If you're looking for a home that combines comfort, convenience, and the potential to grow with your family, this property is one you won't want to miss!

- Positioned in a quiet loop street, in the popular suburb of Page
- Offering a comfortable single level floorplan
- Open plan living made up of kitchen / dining / lounge room
- Modern kitchen with great storage and dishwasher
- Gas cooktop and electric oven
- Freshly painted throughout
- Comfortable bedrooms with built-in storage
- Master bedroom includes ensuite and split system
- Wall heater in living area
- Remaining rooms serviced by main bathroom with bathtub
- Renovated laundry with external access
- Large eco deck with pergola and second deck
- Easy care native garden
- Rendered exterior
- Single lock up garage
- Great location to be enjoyed by the new owners
- Local shopping, schools and parks all close by
- Convenient access to Hawker Shops via walking path
- Short drive into Belconnen Town Centre and Canberra City
- RZ2 Zoning Block offering future prospect
- Rates \$3,522 per year
- Block size 619m<sup>2</sup>
- Living 98m<sup>2</sup>
- EER 1.0