

3 Brady Place, Garran, ACT 2605

House For Sale

Sunday, 23 June 2024



3 Brady Place, Garran, ACT 2605

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 766 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

Unassuming from the street, this well presented and immaculately maintained family home has been thoughtfully extended and renovated to suit most families. Located in a cul-de-sac in popular Garran, 3 Brady Place has been upgraded throughout and is ready for new buyers to move in and enjoy. Separate formal and informal living and dining areas provide spacious options for family living and entertaining. The formal lounge and dining rooms, plus a large study are located at the front of the home. The kitchen and meals area are centrally positioned and lead into the spacious family room that opens through full length glass cedar doors onto the large deck with covered pergola for all year round entertaining. At the rear of the home is the renovated master bedroom suite that is cleverly separated from the living areas by a breezeway which is a perfect spot for a second study or small sitting area. Other accommodation includes three secondary bedrooms that are serviced by the upgraded main bathroom. The home has been recently painted and features full-length windows and polished floorboards throughout. An added bonus is the double garage which has been lined and carpeted and now offers space for a gym or rumpus room. Other features include ducted reverse cycle air-conditioning, three split system air-conditioning units and a double carport (unapproved). In perfect order, with spacious accommodation and nestled in a private garden setting, this home is ideally located close to excellent schools, local shops, transport, the Woden and Phillip business districts and The Canberra Hospital precinct. Must be viewed first-hand in order to see all that it has to offer. Features:- Formal and informal living and dining areas- Segregated master suite with vaulted ceiling and direct access to deck- Three secondary bedrooms plus a study- Main bathroom and ensuite with separate hot water system- Floor to ceiling windows with awnings to west-facing windows- New ducted reverse-cycle air-conditioning- Split-system air-conditioners to bedrooms 1, 2 and 3- Large deck with covered pitched roof- Well-established and easy-care garden affording privacy and peace- 1,000 litre water tank- Garden shed- Lock-up garage converted to store room and gym- Excellent internal and external storage- Double carport (unapproved)- Newly laid drive-way- Colourbond fence on three sides EER: 1.5 Living Area: 208m² Land Size: 766m² Rates: \$3,719 pa (approx) Land Tax: \$6,569 pa (approx) Land Value: \$761,000 (2023)