

34 Ingamells Street, Garran, ACT 2605

LUTON

House For Sale

Saturday, 29 June 2024

34 Ingamells Street, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Auction

Occupying a prominent and convenient beautiful position in Garran, only a short walk to the bustling Garran Shops and down to Canberra Hospital. Also, a very close drive to the Woden Town Centre. On a single level with a northerly aspect to the rear flooding the open-plan living room and entertainment area with abundant natural light. Upon entering, greeted by polished timber floors and a sitting room that could also be used as a lovely home office. The master bedroom is a very spacious design with walk-through-robe to the ensuite with floor to ceiling tiles with a double vanity. Two additional bedrooms with built-in-robos, serviced by the main bathroom again with floor to ceiling tiles, separate bath and shower. The large laundry leads to a private utility courtyard. The open-plan living room and kitchen is an amazing space to relax and entertain. The kitchen offers stone bench tops, walk-in-pantry, two dishwashers, induction cooktop and pyrolytic oven. The living room also features built-in entertainment unit and additional storage cupboard. Opening onto the private alfresco with Louvretec cover – a perfect space to enjoy and entertain. Other features include high ceilings, double glazed windows, ducted reverse cycle heating and cooling, solar panels + Tesla battery, double garage with internal access and an electric car charger. A property that has been exceptionally fitted out with high quality inclusions and makes a very easy home to enjoy. Features: Northerly aspect into rear living space 165m2 approx of internal living Single level town residence Built by Blackett Homes 'UPVC' Double glazed windows Ducted reverse cycle heating and cooling Solar panels + Tesla battery High ceilings Engineered timber floors Honeycomb blinds LED lights Picture rails Water tank – connected to washing machine + toilets Underground power Ducted vacuum Sitting area/ home office Main bedroom – an excellent size with walk-through-robe to ensuite with floor to ceiling tiles and double vanity Bedrooms two and three with built-in-robos Main bathroom with floor to ceiling tiles, bath and shower Excellent laundry with access to service courtyard with clothesline Open plan living room with built-in entertainment unit and storage Kitchen with stone benchtops, electric cooking including induction cooktop and pyrolytic oven, two dishwashers and walk-in-pantry Entertainment courtyard with Louvretec cover – perfect for year-round entertaining Double garage with internal access, automatic door and a car charger Automatic irrigation system Gas hotwater '10kw' Solar System NBN FTTN connected Walk to Garran Shops Walk to Canberra hospital A very convenient location to get into Woden Westfield or onto Yamba Drive to the Parliamentary Triangle and then into the City EER: 6Land Rates: \$4757.48 per annumLand Size: 471m2 approx Living Area: 165m2 approx