

43/17 Eldridge Crescent, Garran, ACT 2605

Unit For Sale

Saturday, 29 June 2024



43/17 Eldridge Crescent, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 150 m2

Type: Unit



Brett Hayman
0411414624



Martin Faux
0421593602

\$899,000 +

Superbly located amongst parklike grounds in the tightly held Belisand development; This generously proportioned home showcases the best in townhouse living with sun-soaked living areas and soaring 2 storey ceilings. Nestled amongst the tree-lined common gardens, your spectacular entrance into the front courtyard is accentuated by the eye-catching full height windows, soaring ceilings and unique curved architectural design elements. Through the entry you find semi open plan living areas with lounge and dining areas supported by a well proportioned kitchen with great storage and bench space. Accommodation is provided by three bedrooms. The main bedroom upstairs includes an ensuite with spa bath and separate shower plus a walk in robe. The second loft style bedroom upstairs is large enough to function as a second living area or fantastic home office. The third bedroom is located on the ground floor along with the main bathroom and European laundry. With a highly regarded primary school and proximity to the Canberra Hospital, Garran has always been in high demand and with the hospital expansion and restoration of the Garran oval, it's popularity is sure to grow. Find yourself within walking distance of the Garran Shops, the Canberra Hospital, Garran Oval & Garran Primary School while being only a short drive from Woden Town Centre & close to local amenities including public transport, chemists, restaurants, cafes & supermarkets. Additional features:- Generously proportioned 3-bedroom townhouse- Positioned at the end of the row (only one adjoining neighbour)- Main bedroom with walk in robe and ensuite- Additional bedrooms with built in robes- Practical semi open floor plan with flexible living areas- Modern kitchen with SMEG appliances- Combined bathroom and European laundry- Timber effect lino flooring in the living areas- Re-carpeted in 2023- Ample storage throughout- Ducted gas heating- Double lock-up garage with additional storage and automatic doors- Intercom access to the front door- Private front courtyard- Easy access to public transport- Meticulously maintained park-like grounds- Please note that some photos have been digitally styled. What's nearby:- Garran shops: Friendly Grocer, Orto Pizza, Little Garran Café, My's Thai restaurant, butcher, baker, chemist, post office- Garran Medical Centre - Canberra Hospital- The highly regarded Garran Primary School- Woden shopping precinct. EER: 5.0. Living area: 150 sqm. Balcony Area: 18m². Rates: \$2,530 pa (approx). Land Tax: \$3,266 pa (approx). Body Corporate: \$7,784 pa (approx).