

9 Richardson St, Garran, ACT, 2605

House For Sale

Thursday, 31 October 2024



9 Richardson St, Garran, ACT, 2605

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Chris Wilson
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Jack Wilson
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Elevated Executive Living Backing Reserve

Perched up high amongst the gum trees that back onto Red Hill nature reserve is your opportunity to secure your home in this most sought-after of locations. From the front you have elevated and uninterrupted views to the southwest where in winter you can see the snow on the Brindabella Mountain range and to the rear you can appreciate the calming outlook onto Red Hill reserve.

The home has been thoughtfully extended and renovated to provide you with formal living and dining options and a large family room with a bay window. Each area provides you with an outlook that is both calming and tranquil. The family room opens onto a paved outdoor area where you'll be able to entertain friends and family whilst watching the children play on the elevated grass area that leads up onto the reserve.

The kitchen is modern and functional and includes sliding shutter windows that open onto the outdoor area. There is ample cupboard and bench space along with overhead storage. The quality Westinghouse stainless steel oven & gas stovetop will make meal preparation a breeze.

The home has been decorated in a classic fashion and the plantation shutters that adorn the windows create warmth and privacy along with a sophisticated style that will make you proud to call this residence your home.

The bedroom wing includes 4 bedrooms and the main bathroom. The main bedroom includes an ensuite bathroom & large walk-through wardrobe. It has doors that open onto the outdoor entertaining patio and is well separated from the other bedrooms.

There is internal access to the double garage and at the rear is a rumpus room or workshop area depending upon your requirements. There is where you will find the 3rd bathroom located.

A location desired by many but tightly held, it does not need to be emphasized that opportunities like this do not arise often. Register your interest with the team today.

Notable features include:

- Modern kitchen with sliding panel windows to the outside
- Private outdoor entertainment area
- Backing directly onto Red Hill Nature reserve
- Ducted gas heating
- Reverse cycle ducted heating and cooling
- Built in robes
- Plantation shutters throughout
- Uninterrupted views to the Southwest
- Close to Canberra Hospital
- Close to Garran Primary School

UCV: \$1,220,000

Block Size: 932m²

Living Area: 190m² (approx.)

Year of Construction: 1967

EER: 4.0

Outgoings:

General Rates: \$1,566 p/qtr (approx.)

Land Tax (investors): \$3,372 p/qtr (approx.)

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