

98 Kitchener Street, Garran, ACT, 2605

House For Sale

Thursday, 14 November 2024



98 Kitchener Street, Garran, ACT, 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



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Adjacent to Peaceful Reserve - Flexible Family Living in Garran

Nestled in the highly desirable Woden suburb of Garran, this elevated single-level family home offers an enviable lifestyle in a picturesque setting. Positioned on a low-maintenance 735m² block, adjacent to reserve, this property beautifully combines comfort, space, and flexibility within a sunlit and thoughtfully designed layout-perfect for families seeking both function and versatility.

Step inside to discover flexible living spaces with carpeted flooring, including an expansive, sun-drenched formal lounge and adjoining dining room, both enhanced with large double-glazed windows for comfort and energy efficiency. The well-appointed kitchen seamlessly connects to a versatile second living area-a perfect space that can also serve as a home office, multi-purpose room, or even a dedicated parent sanctuary.

Accommodation is generously sized, with three comfortable bedrooms. The primary suite boasts an updated ensuite and a walk-in robe, while two additional bedrooms come equipped with built-in wardrobes and are serviced by a main bathroom and separate toilet. A standout feature of this home is the additional multi-functional space-perfect for use as a parent retreat, fourth bedroom, or a private study to cater to all your family's needs.

This home's extensive features make it truly remarkable: a massive 3-4 car garage with abundant storage, large double-glazed windows, efficient ducted heating and cooling throughout the home for year-round comfort, and a paved outdoor entertaining area ideal for gatherings. The inclusion of solar panels further enhances the property's energy efficiency, offering significant savings and sustainable living. Perfectly positioned, it is just a short walk to local schools, shops, a golf course, and Canberra Hospital, offering unparalleled convenience in a sought-after neighbourhood.

Features at a glance:

- Prime Garran location adjacent to peaceful reserves and Federal Golf Course
- Elevated 735m² low-maintenance block
- Spacious formal lounge and dining with double-glazed windows for comfort
- Functional kitchen with seamless flow to a second living/multi-purpose space
- Three generously sized bedrooms; primary suite with updated ensuite and walk-in robe
- Additional multi-functional space ideal as a parent retreat, extra bedroom, or home office
- Main bathroom with separate toilet
- Spacious 3-4 car garage with ample storage
- Double-glazed windows, plus ducted heating and cooling throughout
- Solar panels for energy efficiency and reduced electricity costs
- Paved outdoor entertaining area-perfect for hosting friends and family
- Walking distance to Garran Primary School, local shops, and Canberra Hospital

Don't miss out-this exceptional family home is a must-see!

EER: 3.5

Rates: \$4,322 pa (approx.)

Land Tax: \$8,710 pa (approx.)

Living Area: 138m²

Land Size: 735m²

Land Value: \$816,000 (2024)

Nearby

- Garran Shops
- Woden Town Centre
- The Canberra Hospital
- Garran Primary School

- Alfred Deakin High School
- Canberra College