



5/1 Garran Place, Garran




## Light-Filled Apartment with Generous Balcony and Views

Set in a quiet, tightly held Garran pocket, this well presented two bedroom apartment combines a practical layout with generous outdoor space and elevated views.

The living and dining area is light filled and opens seamlessly onto an oversized balcony with excellent outlooks, creating a genuine extension of the living space. It's an ideal spot to relax, entertain, or enjoy the view. The kitchen is neatly appointed with gas cooking and good bench space, while a split system air conditioner ensures year round comfort.

Both bedrooms are well sized, and include built in robes, making the apartment equally suited to professionals, first home buyers, downsizers, or investors seeking a low maintenance proven location.

And the location ties it all together. You're within easy walking distance to Garran shops, the medical centre and Garran Primary School, recently expanded, with Canberra Hospital just moments away. It's a position that continues to attract strong owner occupier and tenant demand.

2  1  1 

**FOR SALE**  
\$440,000+

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources.  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Whether you're entering the market, simplifying your lifestyle, or adding to your portfolio, this is a smart opportunity in one of Canberra's most consistently sought after suburbs.

- Oversized balcony with elevated views
- Gas cooktop
- Split system air conditioning
- Two bedrooms with built in robes
- Walking distance to Garran Primary School, Garran shops and medical centre
- Moments from the Canberra Hospital precinct
- Quiet, tightly held Garran location

EER: 2.5  
Rates: \$867pq (approx.)  
Strata: \$1,732pq (approx.)  
Internal Living: 55sqm (approx.)  
Outdoor Living: 33sqm (approx.)  
Year Built: 1970 (approx.)

**Disclaimer:**

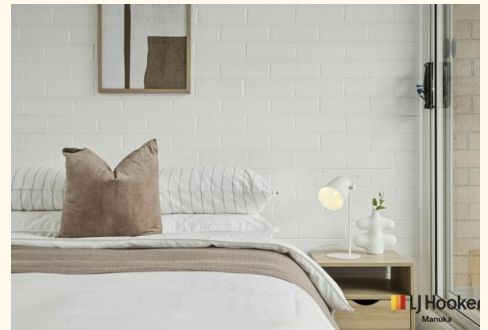
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**MORE DETAILS**

Property ID	1UHBFMF
Property Type	Apartment
House Size	55 m2
EER	2.5
Including	Air Conditioning Balcony Built-in-Robes

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.