



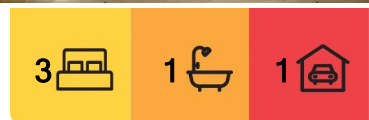
Garran, 12 McCrae Street

MUCH LOVED FAMILY HOME NEEDING LOVE AND ATTENTION

This classic three-bedroom home ticks all the right boxes for family living. Positioned on a flat 820m2 block of land in a sought after locale, this single level, spacious this family home is perfect for buyers requiring the convenience of a location with walking distance to the hospital, amenities and popular primary schools, who are looking to add their own personal touch with renovations to make it their own, make their own memories.

Positioned on a small loop street, this home embraces the benefits of privacy and the space of private gardens and lawns, at both the front and the back of the home. Stepping inside, you are welcomed by the central hallway that leads you to the generously sized living and dining room, beautiful pine and parquetry-look flooring stretching throughout.

The kitchen is separate, well maintained, offering ample bench and storage space, electric cooking and an ideal outlook out to the rear garden, perfect for families. This space



For Sale
\$1,170,000 +

View
ljhooker.com.au/J31H5W

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EER ★★★★★

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

connects perfectly with the dining area and the outdoors for ease of entertaining.

The accommodation includes three good sized bedrooms, all with built in robes, the master especially spacious. These are serviced by the master bathroom, once again incredibly well maintained, complete with a bath, shower and separate WC.

One of the highlights of the home is the private rear garden, large flat grassed areas are framed by easy care established gardens, perfect for the children or pets. Special occasions and family celebrations will be a breeze. Additional features of the home include ducted reverse cycle heating and cooling plus a R/C unit to the living area, large separate laundry and new hot water heater.

Living up to its location, this home allows enrolment to the sought after Garran Primary School, plus walking distance to the Canberra Hospital including newly completed precinct, Garran shops and St Peter and Pauls Primary, plus easy access into the Woden Town Centre.

Features

- Large, flat 820m2 block
- Well maintained kitchen with electric cooking
- Ducted reverse cycle heating and cooling plus R/C unit to the living area
- Three bedrooms, all with built in robes
- Bathroom with shower, bath and separate WC
- Large flat backyard with grassed areas and easy-care gardens
- Enclosed carport with roller door and rear access
- Large separate laundry with storage
- New hot water heater
- Walking distance to Canberra Hospital including newly completed precinct plus Garran shops and Primary School Close to arterial roads

Land size: 820m2

Living size: 108m2 living | 32m2 carport (approx.)

Land value: \$738,000 (2024)

Rates: \$4,424.63 p.a. (approx.)

Land tax: \$8,963.20 p.a. (approx.) (if rented)

Construction: 1967

EER: 1 stars



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More About this Property

Property ID	J31H5W
Property Type	House
House Size	140 m2
Land Area	820 m2
EER	1

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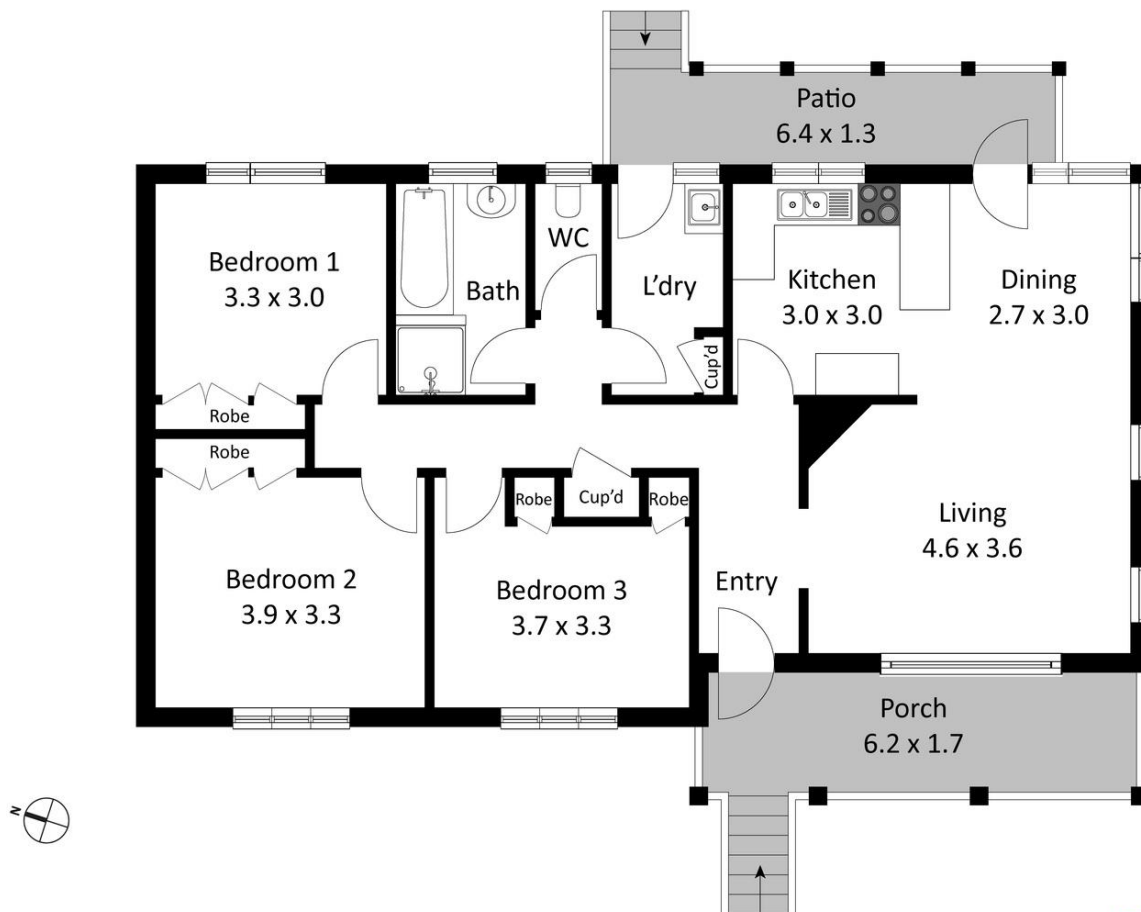
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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