






16 Sabine Close, Garran

EXECUTIVE DUAL-LIVING IN GARRAN

Tucked away in a quiet, elevated cul-de-sac and gazing out across both private reserve and the Brindabellas beyond, this beautifully renewed Garran residence is a home of warmth, versatility and quiet distinction. Set on a generous 790m² RZ2 block, it offers the rare combination of immediate comfort, breathtaking outlooks and genuine long-term opportunity.

From the moment you arrive, the home feels calm, the private front balcony a warm welcome. Sunlight pours into the main living area, where French doors open to a balcony suspended among the treetops, a peaceful retreat for slow mornings, golden sunsets and ever-changing views. At the heart of the home, the newly renovated kitchen is both elegant and practical, with stone benchtops and breakfast bar, double oven/microwave and induction cooktop, feature splashback and ample storage space, plus adjacent meals area, positioned to take in the outlook while connecting effortlessly with family and guests.

Designed for everyday ease, the main residence sits entirely on one level and is now enhanced by new electric ducted heating and cooling, ensuring year-round comfort. Three generously sized bedrooms, all with built-in robes and leafy picture windows, are privately zoned and serviced by a modern bathroom with bath, shower

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FOR SALE
\$1,280,000+

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

and separate WC, an ideal layout for families at every stage. Below, a fully self-contained residence opens a world of possibility. With its own separate access, kitchenette, living area, bedroom with separate sitting/study space, bathroom R/C heating and cooling unit, it is perfectly suited to multigenerational living, an au pair or home business, or as a proven income stream, up to \$500 per week. Downstairs also holds the separate laundry with under house storage. Outdoors, the backyard offers space and privacy in equal measure, separately fenced to ensure a secure backyard for the main residence and segregation for downstairs entry, all framed by easy-care gardens and the natural beauty that defines this tightly held enclave. The paved driveway offers ideal off-street parking for 3+ cars. Moments from Garran Pre and Primary Schools plus St Peter and Pauls Primary Schol, Garran Shops, Canberra Hospital and Woden Town Centre, this is a home that allows families to settle in immediately, grow comfortably and plan confidently for the future, all while enjoying one of Garran's most elevated and peaceful settings. A rare offering of lifestyle, flexibility and outlook, this is a home that truly feels as good as it looks.

- One of Garran's most prized, elevated streets, quiet cul-de-sac with private reserve opposite
- RZ2 zoning
- Beautiful views of the Brindabellas from living, kitchen and rear balcony
- Separate living and meals areas
- Quality timber flooring throughout
- 3 bedrooms on main level, all with built in robes and picture windows
- Modern main bathroom with separate bath and shower plus separate WC
- Recently renovated kitchen with stone benchtops and breakfast bar, double oven/microwave and induction cooktop, feature splashback and ample storage space
- Downstairs self-contained residence with kitchen and meals area, bedroom with sitting area, modern bathroom and separate access, also has its own electricity /gas meter, rental potential up to \$500 per week
- Ducted electric heating and cooling throughout main level
- Plenty of on-site and off street parking

Land size: 790m²
Living size: 154m² (approx.)
Land value: \$939,000
Rates: \$4,918 p.a (approx.)
Land tax: \$10,175 p.a (approx.)
Construction: 1966
EER: 0.5



MORE DETAILS

Property ID	JRVH5W
Property Type	House
House Size	154 m2
Land Area	790 m2
EER	0.5

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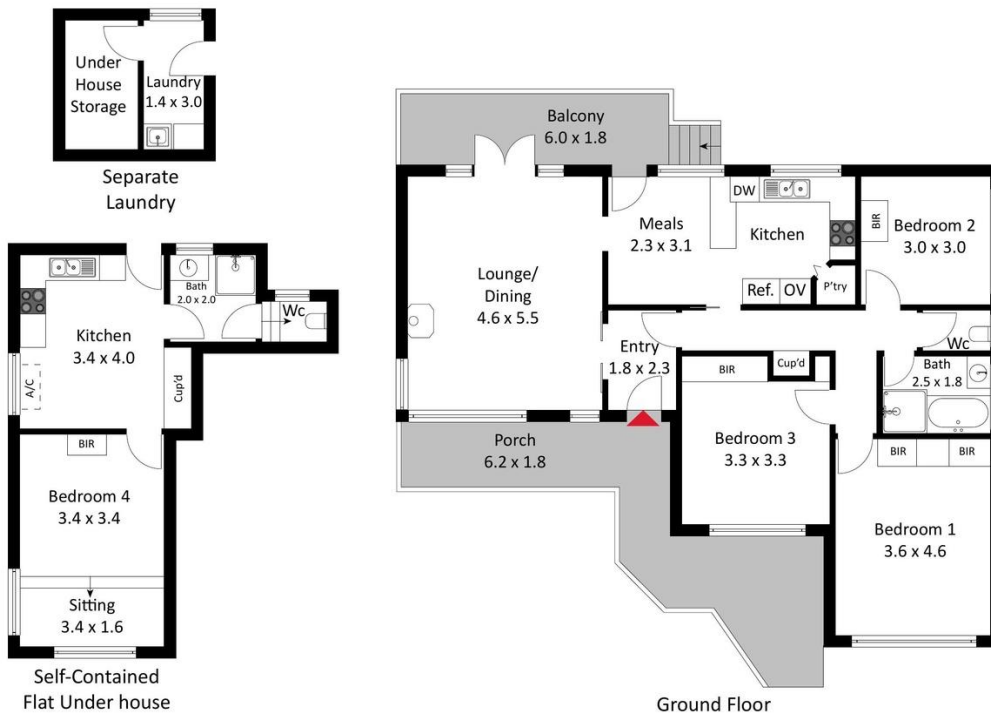
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.