

Garran, 19A Brereton Street

SOLD PRIOR TO MARKETING!

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Intuitively designed and engineered, this bespoke family home offers a design that radiates true elegance and beauty. The impressive design by award winning Adam Hobill offers an intelligent floorplan and spacious family home with an impressive energy rating which plays to its natural surroundings perfectly. Poised on one of Garran's most premier streets, this is a location and lifestyle opportunity which is oh so rare, oh so desired.

Commanding immediate attention with a stately street presence, the striking facade with sleek landscaping sets a sophisticated tone. Stepping inside, the high quality finishes and flawless building execution are immediately apparent, alongside a luscious green outlook from every window. Dedicated to open-plan



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SOLD

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For Sale

By Negotiation

View

ljhooker.com.au/GUHH5W

Contact

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EER ★★★★★

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living in excellence, the ground level offers generous options for relaxing or entertaining. The kitchen and living areas are expansive with plenty of space for dining. Orientated to ensure constant interaction, the chef's kitchen links smoothly to the outdoor alfresco and includes Miele appliances, custom tiling and lighting, a walk-in pantry and stone waterfall breakfast island.

Further options for superlative repose is available in a secondary lounge room or dedicated study, with its own private terrace. The master suite, large separate laundry with inbuilt storage and guest powder room are also located on this level.

The intelligent design ensures that accommodation is well suited to any buyer seeking a bespoke home, including downsizers and families alike with all living areas, the master suite and garage with internal access all on the lower level. The master suite is befitting of a home of this calibre with high ceilings, a luxe private ensuite including twin wall hung vanity, large shower and floor to ceiling tiles alongside a walk in robe. Three additional bedrooms are located upstairs, all with built in robes, serviced by the main bathroom which matches in distinction to the ensuite offering a separate bath and shower.

Designed to be the centre of entertaining bliss, large covered alfresco seamlessly integrates with the interior, offering a sun bathed north west aspect, tiled & paved entertaining areas and luscious, low maintenance hedging surrounded by greenery. At the heart of the Woden Valley, this prestigious address ticks every box – offering close proximity to the Canberra Hospital or Deakin medical precinct for the professionals, moments to highly regarded Garran Primary, St Peter and Paul Primary or Hughes Primary Schools with secondary options close by for the families, or local Garran shops with dining options, Woden Town Centre and Red Hill nature reserve for those seeking an easy and relaxed locale.

- Quality build by award winning Adam Hobill
- Freestanding, family sized dual occupancy with separate water meter
- Wonderful open plan living area incorporating distinct family and dining zones
- Separate sitting room/study with private terrace
- Sleek kitchen with Miele appliances, a walk-in pantry, custom lighting and tiling plus stone waterfall breakfast island
- Beautiful hardwood timber floors throughout the living areas
- Master bedroom privately placed on the ground level with high ceilings, a walk-in robe and chic ensuite including a twin wall hung vanity, large shower and floor to ceiling tiles
- Three additional upstairs bedrooms, each fitted with built-in robes
- Main bathroom matching in quality fittings with separate bath and shower
- Sun-bathed alfresco patio
- Guest powder room on lower level
- Generously sized laundry with built in storage
- Excellent storage options, including under stair
- Daikin ducted reverse cycle heating and cooling throughout
- Double glazed windows throughout
- Double lock-up garage with internal access
- Modern security system with keyless entry and Kocom video entry camera
- 7.44kw solar, 16 panels, 6kw Solar Edge inverter



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- iStore 270L heat pump hot water
- 2,000L Water tank

Land size: 498m2 (approx.)
 Living size: 210m2 living + 41m2 garage (approx.)
 Land value: \$539,000
 Rates: \$3,497.48 p.a (approx.)
 Land tax: \$6,101.80 p.a (approx.) (only if rented)
 Construction: 2018
 EER: 5 stars

More About this Property

| | |
|---------------|--------|
| Property ID | GUHH5W |
| Property Type | House |
| House Size | 250 m² |
| Land Area | 498 m² |
| EER | 5 |

Jane Macken 0408 662 119

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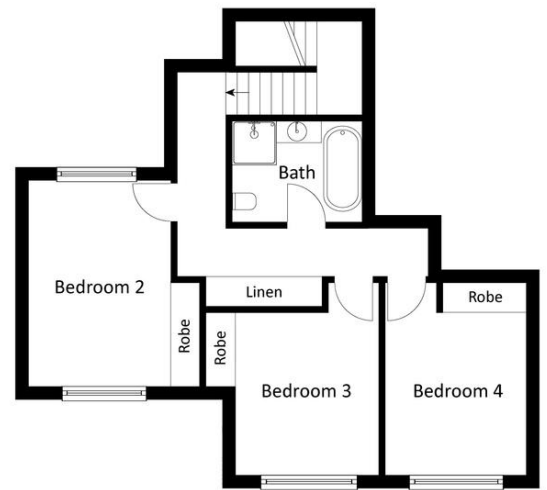
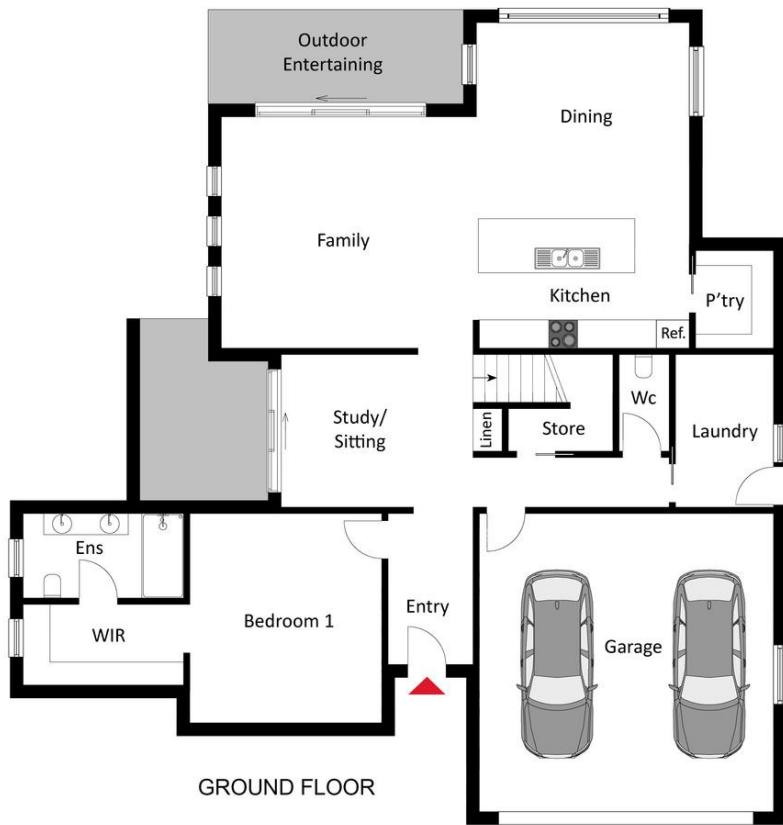
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FIRST FLOOR

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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