



Garran, 26 Fitchett Street

UNBEATABLE LOCATION AND A HOME TO LOVE

Everyone dreams of a house, which immediately feels like home as soon as you step inside. Light filled living spaces, updates throughout, freshly painted neutral tones and wonderful outdoor entertaining spaces combine to provide the perfect family home in an unbeatable Garran location.

Set back from the road, this home makes the most of its corner position, offering a rare yet desired spacious front lawn, surrounded by landscaped gardens offering privacy for the children to be able to play. Stepping inside, you will find a large, open plan living and dining area, the large windows, freshly painted walls and timber flooring ensure this space feels light and welcoming. The updated kitchen holds a delightfully large footprint, offering gas cooking, double oven and dishwasher, plus a functional layout which looks out over the backyard.

Accommodation is provided by 4 bedrooms, three with built in robes, the main especially

4	1	2
---	---	---

For Sale
Auction

View
ljhooker.com.au/HP5H5W

Contact
Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au
Emma Robertson
0422415008
emma.robertson@ljhwodenweston.com.au

EER ★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888



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.

spacious including a built-in vanity. These are serviced by the main bathroom with shower, new vanity and separate WC.

The backyard offers yet another spacious, grassed area for outdoor enjoyment by the whole family, easy care gardens and florals surrounding. There is also an oversized double garage, plus additional parking space inside the gate.

In addition to a wonderful, move in ready home, there are also approved plans for an executive new 4 bedroom + study home, to either fool-proof your purchase or capitalise on the incredible location on offer.

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.

- Unbeatable Garran location on large 887m2 block
- Freshly painted inside and out
- Spacious front & back lawns
- Light filled, open plan living and dining area
- Updated kitchen with incredible bench and storage space, gas cooking, double oven and dishwasher
- Four bedrooms, three with built in robes
- Main bathroom with new vanity, shower and separate WC
- Gas heater to the living
- Spacious double garage plus additional parking space behind gate
- Approved plans for a new executive 4 bedroom + study home
- Walking distance to Canberra Hospital including newly completed precinct plus Garran shops and Primary School

Land size: 887m2 (approx.)

Living size: 93m2 living + 35m2 garage (approx.)

Land value: \$941,000 (2023)

Rates: \$4,445 p.a (approx.)

Land tax: \$8,104 p.a (approx.)

Construction: Ex-Gov residence circa 1970s

EER: 1 star



LJ Hooker Woden | Weston
(02) 6288 8888

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.

More About this Property

Property ID	HP5H5W
Property Type	House
House Size	128 m ²
Land Area	887 m ²
EER	1

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

Emma Robertson 0422415008

Sales Consultant to Jane Macken | emma.robertson@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

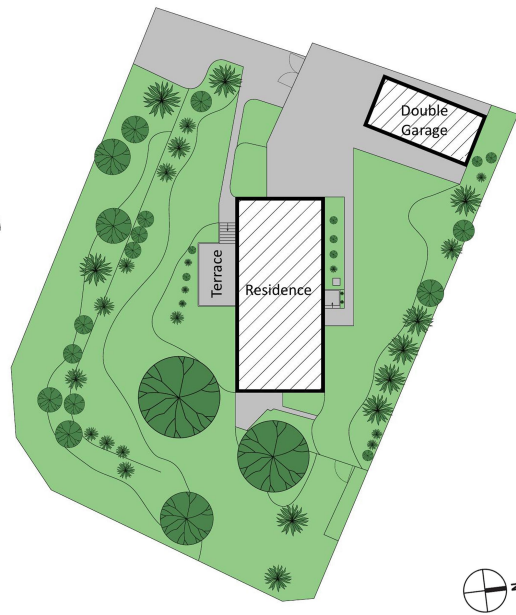
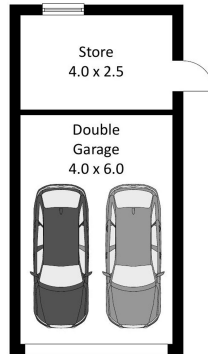
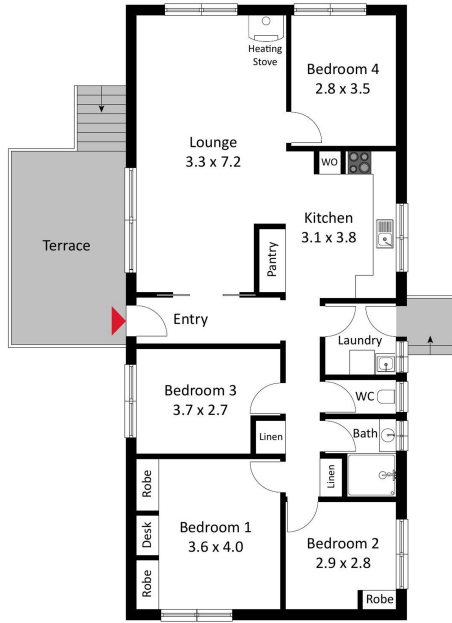
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



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.

**LJ Hooker Woden | Weston
(02) 6288 8888**



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.

 LJ Hooker

 LJ Hooker

LJ Hooker Woden | Weston
 (02) 6288 8888

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.