



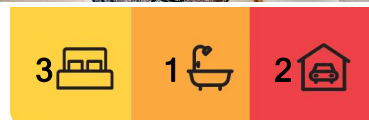
Garran, 3 Brent Place

Perfectly Positioned: Quiet Cul-De-Sac Gem in Garran

Tucked away in a quiet cul-de-sac, 3 Brent Place, Garran offers an exceptional lifestyle opportunity in one of Canberra's most sought-after suburbs. Set on a generous 772m² block, this single-level home is perfect for first-home buyers, downsizers, or those looking to create their dream home. With its unbeatable location just two minutes from Canberra Hospital and only six minutes from Woden Westfield, this home combines everyday convenience with a quiet, leafy setting.

Featuring three generously sized bedrooms, two with built-in robes, this property is designed for easy, functional living. The home's layout ensures the bedrooms are tucked away from the main living spaces, providing a sense of calm and separation. The second bedroom enjoys a lovely view of the backyard, adding a peaceful touch to the space.

The home offers a separate lounge room and a dedicated dining area that flows directly to the kitchen, making it perfect for entertaining or family living. The kitchen is well-



For Sale

\$1,195,000 - \$1,295,000

View

Sat 26th Jul @ 11:45AM - 12:15PM

Contact

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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.

EER ★★★★★

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maintained, with ample storage and a practical design that offers room for future enhancements.

A central renovated bathroom with a separate toilet adds convenience, while the fully fenced, spacious backyard offers privacy and plenty of room for kids and pets. Adding to the appeal is a cosy sunroom, perfect for enjoying the warmth of the sun during Canberra's chilly winters, a lovely extra space for relaxation, reading, or enjoying your morning coffee.

This home is move-in ready but also presents exciting potential to update and personalise over time. Enjoy the quiet lifestyle of Garran while being moments from Canberra College, Garran Primary School, Woden Westfield, Garran shops as well as excellent transport links.

Love the sound of the home? Let's get in before it's gone.

Key Features:

- *Quiet, cul-de-sac location
- *Generous 772sqm block
- *Sunroom
- *European style Laundry
- *Renovated bathroom
- *Three bedrooms, two with built-in robes
- *Spacious, separate lounge and dining areas
- *Large, private backyard with secure fencing
- *Two-minute drive to Canberra Hospital
- *Six-minute drive to Woden Westfield

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



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More About this Property

Property ID	1U2PFMF
Property Type	House
House Size	103 m2
Land Area	772 m2
EER	1.5
Including	Air Conditioning Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

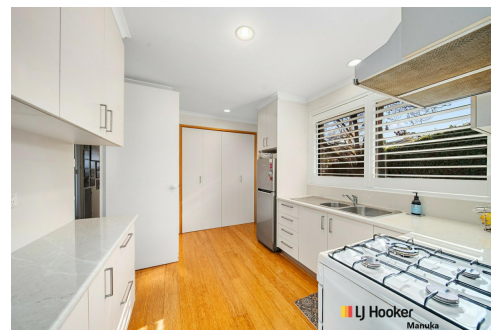
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3 Brent Place, Garran

Approx. total area: 155m² N

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

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