



3 Brent Place, Garran




A Townhouse Alternative with Extra Room to Move

Auction Location: On Site

Situated in a peaceful cul-de-sac, 3 Brent Place, Garran presents an outstanding lifestyle opportunity in one of Canberra's most desirable suburbs. Positioned on a generous 772m² block, this single-level residence is ideal for first-home buyers, downsizers, or anyone wanting to craft their perfect 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 and the third offering flexibility as a home office or study, 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-maintained, with ample storage and a

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FOR SALE

Auction 27/09/2025

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 **LJ Hooker**

practical layout, while still offering potential for future enhancements.

The centrally located, renovated bathroom is complemented by a separate toilet for added convenience. Outside, the fully fenced and generously sized backyard provides privacy and ample space for children and pets to play. 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.

Ready to move straight into, this home also offers the opportunity to update and personalise at your own pace. Enjoy the peace and tranquility of Garran, while being just moments from Canberra College, Garran Primary School, Woden Westfield, local shops, and excellent public transport links.

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

Key Features:

- " Quiet, cul-de-sac location
- " Generous 772m² 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
- minute drive to Canberra Hospital
- 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.

MORE DETAILS

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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Approx. total area: 155m²  N

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