

36 Flanagan Street, Garran




## Elevated Family Home with Mountain Views & Direct Nature Reserve Access

Auction Location: On site

Perched proudly on the high side of one of Garran's most prestigious blue-ribbon streets, 36 Flanagan Street presents a rare opportunity to secure a home that blends timeless charm with modern convenience. Elevated with superb views to the Brindabellas and backing directly onto Red Hill Nature Reserve, this residence offers both a serene bushland outlook and direct access to walking trails and wildlife in the heart of Woden Valley.

Designed for comfort and functionality, the home features four generous bedrooms, each with built-in robes. Three bedrooms capture sweeping views across Woden to the Brindabellas whilst the main east facing bedroom has a private ensuite and a tranquil garden and bush outlook.

The main bathroom and ensuite are updated and the walls fully tiled, as is the separate toilet.

4  2  2 

**FOR SALE**

Auction 20/09/2025

**AGENTS**

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**AGENCY**

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The layout offers a seamless flow for both everyday living and entertaining. A spacious formal lounge and dining room capture leafy mountain views. They connect to the updated kitchen equipped with stainless steel appliances and dishwasher. The kitchen directly overlooks the pool, backyard and Red Hill nature reserve. In addition, there is a casual dining room and family room, both with large windows, framing the outlook to the garden and reserve beyond, filling the home with natural light.

There is solid Tasmanian oak and parquet flooring throughout the house adding warmth and character.

There is ducted gas heating, plantation shutters on most rear windows and external electric shutters on all front windows, thus enhancing year-round comfort.

There is a huge separate laundry and ample additional storage in the hallway.

There is a double garage with automatic doors, an adjacent workshop area and access to an extensive under-house storage area.

Set on a generous 1,040sqm block, in well-established gardens with citrus and deciduous trees, providing colour and interest throughout the seasons. At the heart of the outdoor space is a private, sparkling fully tiled in-ground pool with solar blanket, new pool pump and additional outside toilet for convenience.

Expansive paved and lawn areas, with direct access to Red Hill Nature Reserve make this a haven for both entertaining and family enjoyment.

The home's location is truly second to none, nestled in a quiet, family-friendly street renowned for its welcoming community and annual summer street party. Just a short stroll to Garran Shops, Garran Primary School and the Canberra Hospital, with Woden Town Centre, the Parliamentary Triangle and key arterial roads only minutes away. This is one of Canberra's most connected and desirable addresses.

#### Features:

- Elevated 1,040sqm block with superb views of the Brindabellas, beautiful sunsets & the sparkling night lights of Woden
- Direct access to Red Hill Nature Reserve & walking trails
- Bright & spacious house, on one level
- Newly replaced gutters, drains & stormwater drain to the street
- 4 spacious bedrooms with built in robes
- Main bedroom with ensuite
- Updated kitchen, bathroom & ensuite
- Kitchen overlooks pool, lush backyard & Red Hill nature reserve
- Additional parking for boat / caravan or extra cars
- Spacious laundry with external access
- Tasmanian oak flooring with feature parquet in several rooms.
- Versatile & multiple living areas
- Built in cabinetry in family room
- External electric shutters & internal plantation shutters
- Ducted gas heating
- Fully tiled in-ground pool with solar blanket & new pool pump
- Separate outside toilet
- Double garage with automatic doors plus workshop
- Established gardens with seasonal planting, providing colour throughout the year
- Quiet, family-friendly street
- Proximity to Garran Shops, Garran Primary, Canberra Hospital, Woden Town Centre & Parliamentary Triangle

Key Figures: (approximations)  
EER: 2  
Rates: \$6,820pa (2024)  
Internal Living: Residence: 202.50sqm (approx.)  
Garage area: 43.30sqm (approx.)  
Front patio/balcony area: 14.3sqm (approx.)  
Land size: 1040sqm (approx.)  
UV: \$ 1,340,000 (2024)

**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.

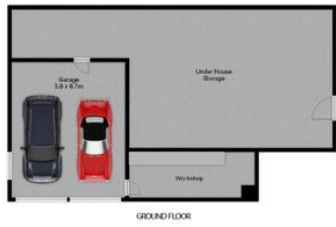
**MORE DETAILS**

Property ID	1U4TFMF
Property Type	House
House Size	202 m2
Land Area	1040 m2
EER	2
Including	Ducted Heating Alarm Pool Balcony Floorboards Workshop Built-in-Robes Remote Garage

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