



49 Dennis Street, Garran

NORTH FACING, SPACIOUS FAMILY HOME

Beautifully positioned in the family friendly and coveted Garran locale, this north facing, single level, much loved family home offers the perfect blend of space and natural light complementing the exceptional comfort within. Sprawled over 792m² of landscaped, easy-care surrounds, enjoy exceptional entertaining and living just moments from the Canberra Hospital, Garran Primary and Woden Town Centre.

Set back from the road, you are welcomed by a spacious and low maintenance front garden. Stepping inside, be welcomed by the formal living area, benefiting from a true northerly aspect, large windows ensure this room is light & bright. At the hub of the home is the updated kitchen offering a functional layout with great bench space, gas cooking, dishwasher, with dedicated dining space adjacent, ideal for connectivity during family meals. Adding to the family friendliness of the home, there is a second living area/family room past the kitchen, ideal for older children or a study/work from home area. A full sized, renovated bathroom and laundry are positioned at this end, perfectly accommodating the entertaining and outdoor areas.

4 2 2

FOR SALE
\$1,349,000 +

AGENTS

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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.

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Accommodation is provided by four generous bedrooms, three with built in robes and all with ceiling fans, two benefitting from the northerly aspect. The main bathroom is centrally located, offering family flexibility with bath, shower plus separate WC.

A backyard so perfectly dedicated to entertaining and family time, all year round. Flowing directly from the family room, the expansive deck is covered with a pergola, featuring adjustable roller blinds controlling the sun for comfortable summer and winter enjoyment. Flat grassed areas surround the deck, framed by easy care gardens, ensuring the backyard is perfectly private and peaceful. Additional features include a double carport with easy access to the front door, ducted gas heating plus R/C heating and cooling unit in the living area, built in storage to both living areas plus garden shed.

Positioned in a coveted location, you'll be within walking distance to the Hospital, Garran Primary School, Garran Shops, Red Hill Nature Reserve and golf course. Woden Town Centre and quality secondary schools are only minutes drive away.

Features;

- North facing, single level family home in coveted Garran
- Separate living, dining and family areas
- Spacious kitchen with great bench space, ample cupboard space, gas cooking and dishwasher
- Four large bedrooms, three with built in robes, all with ceiling fans
- Ducted gas heating plus R/C unit in the living area
- Easy care established gardens
- Double carport
- Family friendly main bathroom with bath, shower and separate WC
- Renovated second full bathroom with adjacent laundry and storage

Land Size: 792m²

Living Size: 154m² (approx.)

UV: \$876,000 (2025)

Rates: \$5,127.61 p.a

Land Tax: \$10,755.46 p.a (approx) if rented

Construction: 1967

EER: 1.5

MORE DETAILS

Property ID	JNFH5W
Property Type	House
House Size	187 m ²
Land Area	792 m ²
EER	1.5

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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