



Garran, 8/18 Sabine Close

SOPHISTICATED TOWNHOME LIVING WITH STUNNING VIEWS & HIGH-END FINISHES

Nestled in a prestigious elevated position in Garran, this architecturally designed three-bedroom townhome offers the perfect blend of modern luxury, expansive space, and breathtaking views. Positioned at the end of the complex, this home benefits from extra windows, allowing for abundant natural light and creating a brighter, airier atmosphere. Its end position also ensures a quieter lifestyle, offering enhanced privacy and tranquillity.

The open-plan living and dining area flows effortlessly onto a 50sqm covered alfresco terrace, providing an exceptional space to entertain or unwind while soaking in the stunning mountain vistas. Beyond the terrace, a private, tranquil garden offers the perfect retreat-rarely found in townhome living.

The gourmet kitchen is both stylish and functional, featuring sleek modern cabinetry, gas cooking, an integrated dishwasher, and premium stone benchtops. A true entertainer's

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For Sale
\$1,449,000+

View
ljhooker.com.au/J1NH5W

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EER ★★★★★★

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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.

delight, this space is designed for easy living.

The master suite, located on the main level, enjoys a peaceful aspect, complemented by floor-to-ceiling built-in robes and a luxurious ensuite with an oversized shower, floating vanity, and built-in linen storage. Upstairs, two additional bedrooms offer breathtaking outlooks and built-in wardrobes, while a spacious main bathroom features a double vanity, bathtub, and shower. A Euro-style laundry and powder room complete the main level for added convenience.

A standout feature is the private, oversized 6-car garage with remote entry and internal access, making it a rare and highly sought-after offering in townhouse living. Additional features include ducted and zoned heating & cooling and secure building access with video intercom.

Within the prized boutique gated complex of only 8 townhouses, you will discover glorious surrounds and facilities that include gymnasium, a sparkling outdoor pool and adjacent to the pool a communal fully equipped kitchen. This ultimate location ensures that you are just minutes away from the bustling Garran shops with the new Medical Centre, The Canberra Hospital and the Woden town centre is just around the corner.

This is a rare offering too good to miss.

- As new, 3 bed, 2.5 bath, 6 car garage townhouse with everchanging views
- Air-conditioned open-plan lounge and dining with stackable sliding doors
- Large covered alfresco (50sqm)
- Exceptional kitchen with sleek cabinetry, stainless appliances and stone benches
- Generous master with floor to ceiling robes and ensuite with linen cupboard
- Two additional bedrooms both with built-in robes
- Large second bathroom with bath, shower and double vanity
- European laundry
- 6 car garage with remote entry with internal access
- Secure building with video intercom
- Ducted and zoned heating and cooling
- Boutique complex with outdoor pool gymnasium and outdoor kitchen
- Philips Hue smart lighting and smart locks

Living Size: 139sqm (approx.)

Balcony Size: 50sqm (approx.)

Garage: 92sqm (approx.)

Body Corporate: \$1,514.16 p.q (approx.)

Rates: \$2,766.55 p.a (approx.)

Land Tax: \$4,772 p.a (approx.)

EER: 5.5 Stars

Construction: 2020



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More About this Property

Property ID	J1NH5W
Property Type	Townhouse
House Size	281 m2
EER	5.5
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Alarm Intercom Courtyard Balcony Deck Gym Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

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