



23 Boothby Place, Garran

Beautifully Renovated Family Living in Peaceful Garran

Beautifully reimaged from top to bottom, this spacious four-bedroom residence delivers the perfect blend of style, comfort and practicality in one of Canberra's most tightly held suburbs.

Set privately within a quiet cul-de-sac and positioned on its own title, 23 Boothby Place offers a move-in-ready lifestyle where all the hard work has already been done. From the stunning new kitchen and refreshed bathrooms to the new flooring, carpets, paint and lighting, every detail has been thoughtfully updated to create a home of effortless modern living.

Designed with flexibility in mind, the intelligent floorplan provides multiple living zones and a highly sought after ground floor bedroom complete with walk-in robe and adjacent bathroom —ideal for guests, multi-generational families or those seeking single-level convenience.

Upstairs, three additional bedrooms are serviced by a beautifully updated bathroom, with excellent built-in storage throughout and additional upstairs storage enhancing everyday functionality.

At the heart of the home, the light-filled living and dining areas

4 2 1

AUCTION

Sat 11th Jul @ 1:00PM

VIEW

Sat 20th Jun @ 12:45PM - 1:15PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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connect seamlessly to an expansive covered entertaining patio and landscaped gardens, creating the perfect setting for family gatherings, weekend barbecues or simply unwinding outdoors.

Comfort is assured year-round with ducted heating and cooling complemented by a split system downstairs, while double-glazed windows upstairs provide added energy efficiency and tranquillity. With a new roof, new fencing, updated blinds and ceiling fans, this is a home where quality improvements extend far beyond the cosmetic.

Located moments from Canberra Hospital, Garran shops, quality schools and public transport, this is a rare opportunity to secure a beautifully renovated home in an exceptional location.

A home of warmth, style and substance, 23 Boothby Place offers the rare opportunity to simply move in, unpack and enjoy the lifestyle that makes Garran one of Canberra's most desirable addresses.

Features:

- Four-bedroom, two-bathroom home
- Single lock-up garage
- Positioned on its own title within the complex
- Quiet cul-de-sac location in sought-after Garran
- Fully renovated throughout
- Brand new kitchen with quality finishes
- Refreshed bathrooms
- Freshly painted interiors
- New flooring throughout
- New carpet
- New lighting throughout
- New blinds
- New ceiling fans
- Ducted heating and cooling
- Additional split system downstairs
- Double glazed windows upstairs
- Ground floor primary bedroom with walk-in robe
- Three additional bedrooms located upstairs
- Built-in storage to all bedrooms
- Additional upstairs storage
- Updated laundry with external access
- Multiple living and dining areas
- Large covered outdoor entertaining patio
- Landscaped front and rear gardens
- Low maintenance outdoor spaces
- New fencing
- New roof
- Garden shed
- Flexible floorplan ideal for families, guests or multi-generational living
- Close to Canberra Hospital, Garran shops, quality schools and public transport.

EER: 3

Rates: \$849pq (approx.)

Land Tax (for investors): \$1,187pq (approx.)

Internal Living: 120sqm (approx.)

UV: \$556,000 (2025)

Year Built: 1973

Rental Appraisal: \$775 - \$875 pw

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	1URRFMF
Property Type	Unit
House Size	120 m2
Land Area	284 m2
EER	3
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Built-in-Robes Fully Fenced

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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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