

17 Flanagan St, Garran, ACT 2605

Sold - 24/04/2021

House 4 2 2



Your Lifestyle Opportunity in Garran Awaits!

Auction Location: On site.

This is the perfect family home in the perfect location! The home boasts an exceptional blend of functional living, timeless character and plenty of charm. In a highly sought after residential pocket, the home provides astute purchasers an ideal opportunity in Garran.

Open for Inspection

By Appointment.

Offering the perfect entry point for buyers with potential to update or simply knock down and re-build (STCA), this sizeable home with a versatile floor plan and spacious interiors features lovely mountain and district views, established gardens including beautiful roses and ample off street parking.

While the interiors are largely original they have been well maintained. The kitchen has seen the addition of modern appliances including a dishwasher and the home offers ducted heating and neutral tones throughout.

The large open plan living, dining and family rooms are thoughtfully situated away from the bedrooms and offer easy access to the expansive rear verandah that overlooks the backyard and pergola. Three of the four bedrooms feature built-in robes, plus the main bedroom features an ensuite.

When location and potential are at the top of your list, this home must be seen to realise the superb opportunity to update and create an enviable lifestyle in the heart of the Woden Valley. Positioned in close driving distance to The Canberra Hospital, outstanding local primary and high schools, local shops and medical centre, bus routes and the Woden town centre.

Features included:

- Over 177m2 of internal living on the 815m2 block
- Functional kitchen with electric cooking and dishwasher
- Spacious family room flowing onto private verandah
- Main bedroom with built-in robes and ensuite
- Separate dining and lounge areas
- Large laundry with external access
- Ducted gas heating
- Large private backyard

Listed By

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