

# 5 Ingamells Street, Garran ACT 2605

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-35.3388, 149.1047388



Nestled in one of Garran's finest, quiet, hidden loop streets is this neatly presented family home. Ideal for the family looking for a home that will provide space and room to move. This property features 4 large bedrooms, the main with an ensuite bathroom that offers a twin shower a vanity unit and a large full wall length set of mirrored robes. It also opens out onto a private north facing garden area. Bedrooms 2 and 3 are also of a decent size and the 4th could be used as an office or bedroom depending on your requirements. As you set foot inside the entry, you have the formal lounge off to your left which leads to the family dining meals area that is part of the open plan kitchen. The home has ample sunlight coming into it throughout day and you have a pleasant outlook whether it be to the front or rear garden from just about anywhere within the home. There is ample cupboard and storage space within the home and there is also a garden shed behind the large double brick garage. The decor is modern and warm and will allow its new owners to be able to move in straight away. You are conveniently located within a short distance of the Garran Primary School and Pre-School, Canberra Hospital precinct and the walking trails that surround the Federal Golf Course and beyond. Other features include: Ducted gas heating, Reverse cycle air conditioning, Timber floor boards, Lush private gardens with a myriad of mature trees and shrubs. Outgoings: General Rates: \$947 p/qtr (approx.) Land Tax: (if rented out) \$1501 p/qtr (approx.) UV: \$582,000 Block Size: 815m<sup>2</sup> (approx.) Living Area: 161m<sup>2</sup> (approx.) Constructed: 1967

## Overview

Purpose: For Sale	Sale price: \$	Rent price: \$
Auction: Saturday 23rd November 2019 10:00am On Site	Land area: 815m <sup>2</sup>	Living area: 161m <sup>2</sup>
Bedrooms: 4	Bathrooms: 2	Garage Spaces: 2
Carport Spaces:	Postcode: 2605	

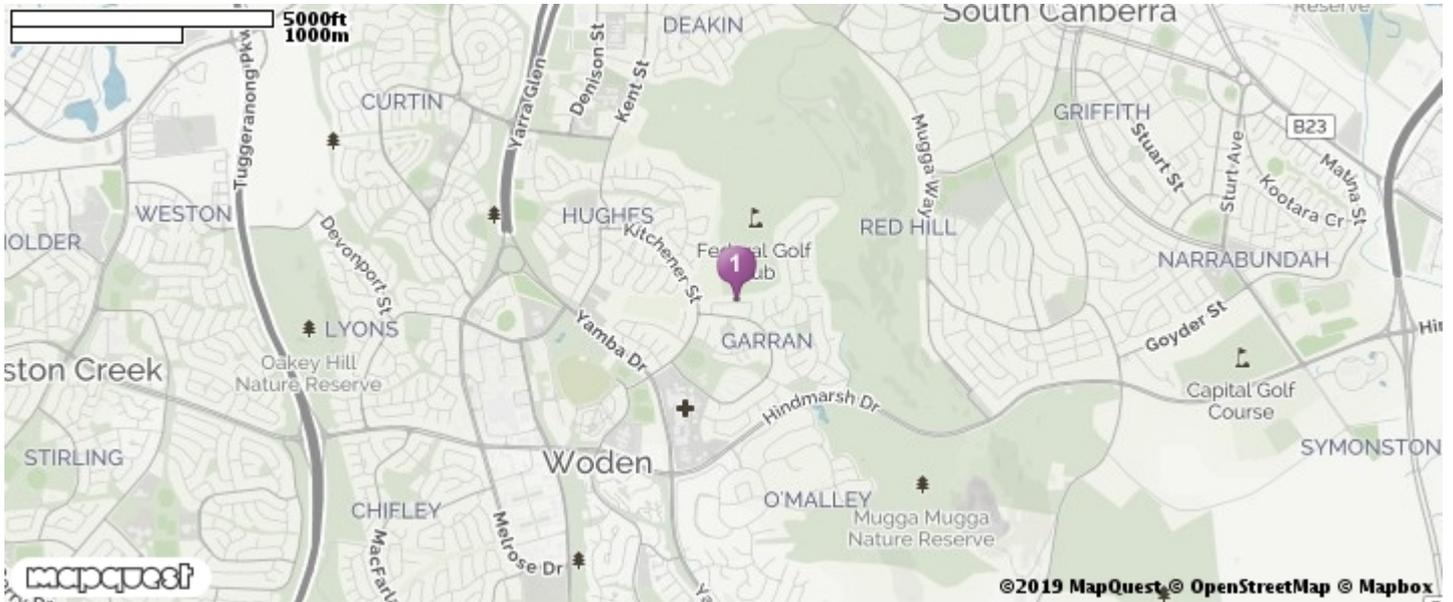
## Indoor amenities

- ✓ Built-in Robes
- ✓ Dishwasher
- ✓ Evaporative Cooling
- ✓ Family room
- ✓ Formal lounge room
- ✓ Heating

## Outdoor amenities

- ✓ Outdoor entertaining area

## Distances



## Agent Details

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Canberra Real Estate - Rise Above

