

# 10 Propsting Street, Curtin, ACT 2605

## House For Sale

Friday, 1 March 2024

10 Propsting Street, Curtin, ACT 2605

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 1028 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Auction

Situated in a quiet cul-de-sac just moments from the vibrant Curtin shops, this four bedroom home with separate self contained studio is ideal for families or investors alike. An abundance of large windows provide plenty of natural light to create a warm and welcoming atmosphere for relaxed living. Upon entering the home, polished timber floors lead you through main living room and meals area to the renovated kitchen at the heart of the home. A large sunroom extends out from the rear of the home with an impressive wall of windows providing a beautiful outlook across the backyard and opening out to the rear deck, ideal for alfresco entertaining. Accommodation is provided by 4 bedrooms, the spacious master is segregated from the three secondary bedrooms and includes an ensuite bathroom. The separate studio with kitchen and bathroom adds extra flexibility for independent teenagers or extended family and could even provide additional income to off-set your mortgage. For those looking to invest, the property is brimming with potential with a corner block over 1,000sqm in RZ2 opening up possibility of extending, re-building or multi home re-development subject to approvals of course. With possible dual income, this an ideal opportunity to landbank for the future. The home is a short stroll to the popular Curtin shops and schools and also minutes from Woden Plaza, public transport and lots of walking trails, horse paddocks and bike paths. RZ2 zoning Timber deck opens from the sunroom Single car accommodation Polished timber flooring to living areas Ducted gas heating and evaporative cooling Studio at rear with kitchen and bathroom Rates: \$5,255 pa Land tax: \$9,797 pa UV: \$1,089,000 EER: 0.5 Total building size: 210 sqm Living: 136 sqm Sunroom: 25 sqm Studio: 49 sqm Block: 1,028 sqm