

**100 Carruthers Street, Curtin, ACT 2605**



**Sold House**

Friday, 1 September 2023

100 Carruthers Street, Curtin, ACT 2605

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1126 m2**

**Type: House**



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## Contact agent

Hidden from the outside world of noise and disruption #100 Carruthers is a truly special home offering exclusive resort style living on the secluded Radburn Estate. Constructed in 2011 an expansive solar efficient residence of 300sqm+, cleverly designed with family living and grand scale entertaining in mind. Featuring a highly functional and contemporary floor plan with multiple indoor outdoor living spaces and segregation of bedrooms. 2.7m ceilings showcase stunning spotted gum floors and sun drenched living areas complimented by a warm neutral colour palate. Large double glazed windows frame leafy vistas from every room. Entertaining both inside and out includes formal lounge, kids rumpus room and light bright family areas spilling out through stacker doors to your very own holiday like facilities! An amazing alfresco entertaining deck is complete with built in kitchen including BBQ and woodfire pizza oven. Spilling out to the sparkling solar heated pool surrounded by tranquil gardens, travertine pavers and cabana with opening roof. At the heart of the home is a stunning new kitchen complete with butlers pantry, additional walk-in pantry, 5 burner gas cooktop, Asko Steam oven and plenty of bench space. The thoughtful design places the master bedroom privately on the ground floor, featuring dressing room and luxe ensuite with tub and rainfall shower. Three generous double bedrooms upstairs for the kids, including their own large living area and family bathroom. The 5th bedroom on the ground floor is the perfect guest room, equipped with it's own full bathroom. Positioned in the exclusive "Radburn Estate" with protection from future development of the adjoining green belt and white gums. Access the local primary school without crossing any roads and also through to the local shops via just one pedestrian crossing. The path out the front of the home connects to the "Canberra Cycle Ways", with routes into the City, Woden and the Lake. Completing an attractive package, double garage with internal access, huge laundry, vegie gardens and additional off street parking. Often sought but rarely bought, a home to feel proud of and enjoy year round with family and friends, don't miss your opportunity! \* Solar efficient - 48 rooftop solar panels \* Tesla Fast charger \* Automated gate entry \* Security Cameras \* Smart lighting \* RC/AC with 3 zones \* Gas fire place in lounge \* 10,000L water tank \* Solar heated pool with cabana \* Laundry chute from upstairs \* Solar hot water with gas booster \* Central to Woden, Civic and Parkway Rates: \$4,108pa (approx.) Land Tax: \$7,392pa (approx. if rented out) UCV: \$852,000 (2022) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.