

11 Philp Place, Curtin, ACT 2605

House For Sale

Friday, 3 May 2024



11 Philp Place, Curtin, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 736 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

Superbly positioned in the Radburn estate of Curtin is this modern home which has been tastefully extended and renovated to blend into the natural landscape in keeping with the Radburn design. Fronting parkland this private single level, contemporary home has been designed to suit the modern lifestyle. Boasting large double glazed windows throughout the spacious open plan living areas that capture the expanse of the beautiful surrounding parkland. The meals area connects seamlessly to both the updated kitchen with bespoke servery and the private outdoor entertaining deck. Accommodation is provided by four bedrooms, the large master with modern ensuite bathroom and high ceilings. Other features include designer renovated bathroom, private outdoor deck and ducted gas heating. Stroll to local schools, parkland, playing fields without crossing a road and only a minute walk to Curtin shops. Don't renovate, all the hard work has been done, just move in and enjoy. Addition Features:- Quiet cul de sac location- Fronting parkland, moments walk to playground- Minutes walk to Curtin shops, cafes and restaurants- Contemporary design- Polished timber floors throughout living areas, carpet in bedrooms- Updated open plan kitchen- Stunning full length deck overlooking rear garden- Spacious open plan living- Meals area- Lounge area- Block out blinds- Electric high-bay windows for ventilation- Large functional laundry / wet room- Double glazed tinted windows- Superb outlook on to parkland- Designer bathroom- Modern ensuite- Four bedrooms, large master with ensuite- One bedroom with access to deck (double as a home office or tv room)- Built in cupboards (new to 3 rooms) to all bedrooms- Ceiling fans to all bedrooms and to living and family rooms- Block out blinds in main bedroom- Double lockup garage- Ducted gas heating- Private outdoor entertaining deck- Walk to schools, pre-schools and child care without crossing a road Minutes to Canberra City and Woden shopping precincts EER: 4.5 Living Area: 161m² Land Size: 736m² Rates: \$4,025 pa (approx) Land Tax: \$7,217 pa (approx) Land Value: \$824,000 (2023)