

13 Holman Street, Curtin, ACT 2605

LUTON

Sold House

Friday, 12 April 2024

13 Holman Street, Curtin, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 782 m2

Type: House



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This family home, superbly located in the heart of Curtin within walking distance to local schools and shops, is instantly inviting with the warmth of Canberra Red Bricks on show as you arrive, complemented by the lush foliage of the Camellias, citrus trees and mature hedging that offer wonderful privacy. It is a home where attention to detail was paramount at every stage of the design and build process, with the end result a home that is one that you'll instantly fall in love with. The striking entry with its 4 metre high ceiling gives a glimpse of what is to come with space and light aplenty, with the stunning Blackbutt timber flooring and custom cabinetry leading the way through to the rest of the home. Central to the home is an open plan family living area with a raked ceiling, beautiful cabinetry and a seamless transition to the alfresco area, through large sliding doors. The exquisite kitchen that adjoins the open plan living area is exceptional in both its size and quality. The island bench is surrounded by generous storage and bench space, a Pitt gas stove, Siemens appliances and windows to the splash back and end of the kitchen that bring the beautiful leafy garden inside. The study sits next to the separate lounge room, which is bathed in natural light, and flows out through sliding doors to a cosy deck area and the fenced yard space that is overlooked by the kitchen. The segregated main bedrooms enjoys a quiet position at the front of the home with a generous walk-in-wardrobe, stunning ensuite bathroom and private courtyard with established greenery, creating a divine space for a morning coffee or afternoon wine. The three other bedrooms are located on the lower level with a walk-in wardrobe to bedroom two, and built-in wardrobes to bedrooms three and four. The stylish main bathroom, separate toilet, laundry and walk-in linen service this end of the home. Externally, the alfresco space has been carefully considered with entertaining in mind with generous space for dining and relaxing, enhanced by an outdoor kitchen and a wood fired pizza oven. The sparkling in-ground pool and enclosed yard space surround the alfresco area and complete this sensational lifestyle offering. With numerous lifestyle benefits and qualities that offer long-term appeal, this home really must be inspected to be truly appreciated.** This ultimate family home has something for all members of the family but if the unmissable play equipment is not for you, rest assured, it is not included in the sale (unless your kids refuse to move to the property without it, in which case it can be negotiated post exchange).

Features: - Convenient location in the center of Curtin - New home, built by Turbo Construction - Split-level layout - Open-plan living featuring a stunning entertainer's kitchen complete window splashback, 5-burner pitt hotplates, whisper quiet externally vented rangehood and Siemens steam over combo. - Separate lounge room - Parents retreat main bedroom with private courtyard, generous walk in wardrobe and ensuite complete with bath - Walk-in linen cupboard - Double glazed windows throughout - MyPlace smart system enable, allowing you to control functions such as the garage door, lighting, heating and cooling and irrigation system remotely via your smartphone or device with ease - Video intercom system with keyless entry that can be controlled by a smartphone (meaning that you are able to instruct for deliveries to be left at the front door when the doorbell is pressed) - Ducted reverse cycle heating and cooling, which can be individually zoned in each room and controlled via hardwired panel or remotely via smartphone - Nine camera hardwired security system with coloured night vision and smart device remote monitoring - Automatic curtains and blinds in the living and lounge areas as well as the master bedroom - Pet-friendly alarm, which can be monitored and controlled via smartphone - In-built sound system throughout, including in the alfresco and pool area, making this home an entertainer's paradise - Powder room and in built storage in the pool area - Second driveway accessible at the side of the home providing ample off street parking and storage for boats, trailers and caravans. - Beautifully established gardens with expansive deck alfresco, perfect for entertaining - Outdoor kitchen including inbuilt barbeque, oven and cooktop - Built in wood-fired pizza oven - Saltwater chlorinated heated swimming pool with smart controlled access meaning you will never come home to a cold pool - Underdeck water tank - Walking distance to Woden Westfield, local shops and schools. - Rental appraisal of \$1,300 to \$1,500 per week EER: 6 Land Size: 782m2 Total House Size: 310m2 (approx.) Living Size: 225m2 (approx.) Garage: 42m2 (approx.) Alfresco: 36m2 (approx.), Porch: 6m2 (approx.) Land Value: \$866,000 (approx.)