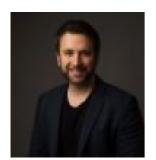
14 Curlewis Crescent, Garran, ACT 2605 House For Sale



Friday, 16 February 2024

14 Curlewis Crescent, Garran, ACT 2605

Bedrooms: 4 Bathrooms: 3 Parkings: 3 Area: 182 m2 Type: House



Tim Mardiyants 1300090450



Patricia Mardiyants 0424943516

Auction on site 11:00 a.m. Sat 16 Mar

Auction on site 11:00 a.m. Sat 16 MarchThis classic four-bedroom home is set on an 875m2 allotment on the quiet loop street in highly popular Garran. With multiple living spaces, landscaped gardens, a Cambridge conservatory and an oversized master this residence is both practical and homely, ready for immediate occupation and many years of enjoyment. The master presents a large walk-in wardrobe and private ensuite separated at the front of the home looking out across the leafy front garden. The corridor connects the front of the house with the living areas and secondary bedrooms and features recently refinished Tasmanian Oak flooring. The kitchen features stainless steel appliances, stone benchtops and plenty of storage and adjoins the nearby cozy dining room, both with great views to the back garden. Moving through the sliding double doors we will find a light-filled living room with direct access to the glass sunroom at the rear. Accessed through timber and glass-panelled bi-fold doors this sunroom brings the outdoors inside and offers the perfect spot to sit and soak up the sun. Just off the hallway is a nicely separated family room that could also be used a study or a rumpus. The secondary bedrooms are adjacent and bathed in natural light, two of the rooms include built-in robes, while one larger bedroom also features an ensuite. Right next door is the main bathroom, a separate toilet, and a separate laundry with access to the verandah. The large block is framed by gorgeous landscaped gardens ideal for outdoor entertaining and family gatherings all year round, while the secure double brick garage and a single carport offer plenty of parking and storage options. This residence is perfectly located within walking distance to local schools, shops, and medical centres, and only a short drive away from the Woden Town Centre. Key features- Open plan kitchen and dining-Living room with glass sunroom accessed from rear-Separate family room-Master suite includes walk-in-robe, ensuite, and bay windows to the street- Three secondary bedrooms, two with built-in-robes, one with ensuite- Kitchen with stainless steel appliances, stone benchtops and glass splashback- Freshly painted- Polished Tasmanian Oak flooring- Pure wool carpets- Ducted reverse cycle air conditioning- Separate toilet- Separate laundry- Covered verandah- Secure double brick garage- Single carport- Landscaped gardens to front and back- Walking distance from local schools, shops, and medical centresKey figures- EER 3- Land 875m2- Living 182m2 approx- Sunroom 10.5m2 approx- Garage 52m2 approx-Carport 22m2 approx- Unimproved land value \$1,109,000 (2023)