

**14 Curlewis Crescent, Garran, ACT 2605**

**House For Sale**

Friday, 16 February 2024

**BLOCK.**  
real estate

14 Curlewis Crescent, Garran, ACT 2605

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 182 m2**

**Type: House**



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

Auction on site 11:00 a.m. Sat 16 March This classic four-bedroom home is set on an 875m<sup>2</sup> 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 as 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 centres Key figures- EER 3- Land 875m<sup>2</sup>- Living 182m<sup>2</sup> approx- Sunroom 10.5m<sup>2</sup> approx- Garage 52m<sup>2</sup> approx- Carport 22m<sup>2</sup> approx- Unimproved land value \$1,109,000 (2023)