

# 15B Curlewis Crescent, Garran, ACT 2605

## Sold Duplex/Semi-detached

Friday, 29 September 2023



15B Curlewis Crescent, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 167 m2

Type:

Duplex/Semi-detached

**\$1,550,000**

Crafted in just 2019, this contemporary duplex residence presents as modern sophistication. Three generously appointed bedrooms, accompanied by 2 equally stylish bathrooms and a helpful powder room, this home boasts both functionality and an inherent sense of style. With a low-maintenance setting, this dwelling exudes elegance, while its architectural design provides for breathtaking views that stretch over Woden Valley through to the Brindabella's. Impeccable modern finishes and high-quality appliances punctuate the interior, elevating the overall aesthetic and functionality of the home. Moreover, the inclusion of a double garage, featuring an attached multi-purpose room, adds to the versatility of this property. The open plan living, kitchen and dining take in the serene views, the walk in pantry allows for the stone bench space to be available for use, an elegant powder room off the hallway (fantastic for visitors) 2 wonderful bedrooms with a beautiful bathroom, modern features, neutral pallet - heated tiled floor the through to the amazing master bedroom with a huge walk in robe and the extremely generous ensuite, heated tiled floor, dual shower heads and modern features. Downstairs to the double garage 43m<sup>2</sup> with the multipurpose room of the garage. The room allows for study, wines or volumes of storage - you choose the functionality. In summary, this duplex home is a testament to refined contemporary living, effortless style, convenience, minimal maintenance, and captivating views to create a truly remarkable living experience. Attractive to professionals working at the hospital, downsizers, investors, first home buyers looking to get into Woden and young parents looking to buy into the popular catchment area for Garran Primary School. Conveniently positioned walking distance to the primary schools, shops and Canberra Hospital where parking is a premium for all staff. Rental Appraisal: \$1,000 to \$1,050 per week

**FEATURES:** \* Three bedrooms - master with ensuite and oversized WIR \* Main bathroom and powder room \* Under floor heating - bathroom & ensuite \* Timber floors \* Solar 6.6kw System \* Rainwater tank \* Dual instant gas hot water systems \* Ducted reverse cycle air conditioning \* Generous kitchen with large walk-in pantry \* Stone benchtops and Bosch appliances \* Large balconies off living areas \* Double garage / Epoxy coated floor \* Multi purpose room of garage \* Ethernet Ports

**SPECIFICATIONS:** EER: 4.5 Land Value: \$600,000 (2023) Land: 363m<sup>2</sup> Rates: \$3,816 p/a approx. Land Tax: \$6,785 p/a approx. (If rented) Living: 167m<sup>2</sup> Garage: 43m<sup>2</sup> Body Corporate: \$3,160 pa Construction: 2019 \* All specifications are approximate