

# 19 Carruthers Street, Curtin, ACT 2605

## Sold House

Friday, 11 August 2023

19 Carruthers Street, Curtin, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 628 m<sup>2</sup>

Type: House



Martin Faux  
0421593602

## Contact agent

An exceptional opportunity is now available to own in the vibrant suburb of Curtin. This north – easterly facing two story duplex offers abundance of natural sunlight, an ideal home for either families or first home buyers. Positioned opposite Curtin primary and the Curtin neighbourhood oval whilst boasting views to Telstra Tower from the second floor. Stepping inside, the home offers semi open plan kitchen, living and dining rooms which overlook the large, covered deck with spa perfect for entertaining and alfresco dining. The established, low maintenance backyard expands of the rear of the deck. Additionally, the home includes a generously proportioned separate studio/hobby room, the studio features raked ceiling and its own bathroom and laundry, ideal for a home business or a separate retreat. The first floor offers three bedrooms all with built in robes and serviced by the modern bathroom. Additionally The home benefits from reverse cycle air conditioning unit in each room, a secure double carport and water tanks to keep the garden green. 19 Carruthers St offers an enticing opportunity for those looking to enter the market, with its remarkable location and an array of features, this residence is truly worth exploring. Features- Two-storey duplex - North easterly aspect - Reverse cycle air conditioning unit in each room- Large covered entertaining deck flowing through from the lounge area, offering a completely sheltered outdoor space- Guest toilet downstairs- 5,000 litre water tank- Solar panels- Gas connection outlet on rear deck - Spa bath on rear deck- External studio with additional bathroom - Double carport - Updated bathroom- Opposite Curtin Primary, and in very close walking distance to Holy Trinity Primary, ovals and Curtin shop Rates: \$3,328 pa (approx.) Land tax: \$5,380 pa (approx.) UV: \$692,000 EER: 3.0 Living area: 113sqm Studio: 61sqm Land size: 628sqm