

# 20 Curtain Place, Wanniassa, ACT 2903



## Sold House

Sunday, 15 October 2023

20 Curtain Place, Wanniassa, ACT 2903

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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**\$900,000**

A rare find in one of South Canberra's most popular suburbs, this exceptional offering has had no expense spared in a renovation from top to bottom – providing a new home that is undoubtedly the pride of the street, and maybe the suburb. Directly north facing with three large bedrooms, two outstanding bathrooms, all the modern conveniences and a large parcel of land that neighbours reserve at the bottom of the quiet cul-de-sac. Approaching this home it is immediately evident the pride that has engulfed this rebuild. Lit up of an evening by downlights in the eaves, the contemporary colours glow both night and day, contrasting perfectly against an abundance of lawn and low maintenance gardens. A floorplan that is sure to be appreciated by families, providing parents a retreat in the main bedroom and the ability for kids to sleep while entertaining can continue in all the living areas late into the evening. Upon entry, the attention to detail is obvious in the finishing's and as you make your way through the home, that impression is only amplified. Hybrid flooring through the living areas, quality carpet in the bedrooms and custom roller blinds throughout, complement the comfort provided by ducted reverse cycle air conditioning, new double-glazed windows and updated insulation. It is difficult to separate the feature areas of this home but undoubtedly the kitchen is a standout space and a fitting hub of the home. Positioned in the middle of living areas with a vantage point to observe guests on the deck or children in the back yard. Complete with stone bench tops, undermount sink, quality tapware, Smeg appliances including induction cooktop, plenty of cupboards and bench space fit for a chef with a breakfast bar as a great additional option. The redesigned floorplan has seen the configuration of an exceptionally intelligent and enormous European laundry which offers ample cupboard, bench and appliance space with room for both a washing machine and dryer under the stone bench. The brilliance continues as you enter the main bathroom, with feature floor-to-ceiling tiling, wall mounted vanity, free standing bath and corner shower with recessed shelving. In the northern corner of the home, the parents retreat is of significant value and has also benefitted from the redesigned layout. It is of great proportion and now accompanied by a spacious walk-in-robe which leads to another magnificent bathroom, finished in the same theme of feature floor-to-ceiling tiles, floating vanity and black tapware. Positioned at the end of the cul-de-sac which is occupied by excellent neighbours, it is not hard to imagine neighbourhood games of cricket extending into the expansive front yard or the potential for a double garage to be positioned on the corner boundary. The fully fenced backyard offers plenty of space for children and pets to play for hours, while the tinted Perspex pergola covering the newly constructed deck offers an outdoor entertaining option which extends from the dining area. Located a mere 1.4km from Erindale shopping centre, 7 minutes' drive to Southpoint Shopping Precinct or less than 15 minutes to Westfield Woden, you can be confident you will be offered all the necessary convenience in this location. Very close proximity to the eligible schooling option of Wanniasa Primary and Secondary school before moving on to Erindale College, just another excellent add-on to purchasing this outstanding home. Do not delay, offerings like this are as rare as any and we anticipate it will be sought after. Enquire today to register your interest, receive more information and attend the next scheduled open home or book a private inspection today. UCV: \$470,000 Block Size: 730m<sup>2</sup> House Size: 120m<sup>2</sup> (approx.) Year of Construction: 1976 EER: 5.5 FEATURES: • North facing • Large block of land at the bottom of a quiet cul-de-sac, siding reserve • Completely new renovation throughout. • Quality appliances and finishing's • Ducted reverse cycle air conditioning • Double glazed windows throughout • New roof and wall insulation • Custom roller blinds throughout • Rewired and Plumbed throughout • Hybrid flooring with carpet in the bedrooms • Stone benchtops with undermount sink in kitchen • Brand new deck with tinted Perspex pergola • Instant Gas hot water • Induction cooktop • Fully fenced backyard with new Colourbond fencing • Excellent and friendly neighbours Outgoings: General Rates: \$675 p/qtr (approx.) Land Tax (if rented out): \$1,080 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.