

**22 Kidston Crescent, Curtin, ACT 2605**

**Duplex/Semi-detached For Sale**

Thursday, 30 May 2024



22 Kidston Crescent, Curtin, ACT 2605

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 206 m2**

**Type:**

**Duplex/Semi-detached**



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Auction

Nestled in one of Curtin's best family friendly, loop streets, 22 Kidston Crescent is an excellent family home offering space and flexibility for extended families, independent teenagers or additional rental income. The main home boasts north facing open plan living areas adjoining an updated kitchen, three good sized bedrooms plus a generous study. The secondary residence is a completely self-contained one bedroom flat at the rear of the home. Tastefully refreshed, the flat is bathed in natural light and includes its own deck, updated kitchen and combined bathroom/laundry. Within a short stroll to local schools, Curtin Shopping precinct and Woden Town Centre along the walking / bike paths. Only minutes to the Canberra Hospital, Parliamentary Triangle and Canberra City. Additional features:- Two independent houses on same block provides numerous options for multi-generation living or investment - Quiet loop street- Ducted gas heating in both homes- Reverse cycle heating and cooling in both homes- Gas hot waterMain house- Polished timber floors- Renovated kitchen overlooking rear deck- Spacious open lounge and dining areas- Three bedrooms- Study - perfect for those working from home- Newly landscaped low-maintenance spacious rear yard and large deckFlat- North east facing living areas- Deck opening from the bedroom- Updated kitchen - Updated bathroom/laundry. Whats nearby- Short walking distance to Curtin shops, restaurants, cafes and parks- Short walking distance to Holy Trinity and Curtin Primary Schools, and daycare centres - Short drive to Canberra Hospital and the Woden and City Centres- Express bus to Canberra CBD- Quick access to Yarra Glen and Tuggeranong Parkway EER: 0.5 Main house EER: 2.5 FlatLiving Area: 142m<sup>2</sup> Main HouseLiving Area: 64m<sup>2</sup> FlatLand Size: 805m<sup>2</sup>Rates: \$5,096 pa (approx)Land Tax: \$9,466 pa (approx)Land Value: \$1,022,000 (2023)