

23 Carruthers Street, Curtin, ACT 2605

House For Sale

Thursday, 6 June 2024



23 Carruthers Street, Curtin, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 565 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

\$1,175,000

This two-storey duplex home presents a wonderful opportunity, allowing buyers to enter the Curtin market and enjoy everything that this sensational suburb has to offer, including local private and public schools within easy walking distance of the home. Upon arrival, the established front garden is immediately appealing, framing the home nicely and once inside you can fully appreciate the charm of this lovely home. The living areas are all downstairs which include lounge, dining and sitting areas, and the large, sheltered, and sunny entertaining deck is a perfect extension of the internal living areas and is sure to be a place where many evenings are enjoyed entertaining family and friends. The external studio / hobby room adds further appeal as it provides additional space for whatever you may need, even if it's just for storage! Upstairs, there are three bedrooms, serviced by the main bathroom. There is also the benefit of double glazed windows throughout the home, split-system air-conditioning in the master bedroom, whilst downstairs provides a second toilet, and a reverse cycle split system. This welcoming home is sure to pull at your heart strings and with so much on offer for those wanting to enter the market, and in such an outstanding location, this home is worth an inspection. Features: * Separate title * 565m² block with established gardens * Two-storey duplex * Interior and exterior recently painted * Cosy and versatile living areas * Large entertaining deck flowing through from the lounge area, offering a sheltered outdoor space * Functional kitchen with Bosch dishwasher and gas stove * Three bedrooms upstairs all with built-in wardrobes * New window furnishings throughout, including some honeycombs * Original but very neat bathroom * Guest toilet off the laundry downstairs * Split system air-conditioner in master- bedroom, reverse cycle split system downstairs * Double glazed windows throughout * Under stair storage * External man cave/studio with a reverse cycle split system * Double carport * Good size rear yard with lovely gardens and grassed space for kids and four legged friends * Opposite Curtin Primary, and in very close walking distance to Holy Trinity Primary, ovals and Curtin shops EER: 3.5 Living Area: 114m² Land Size: 565m² Rates: \$3,350 pa (approx) Land Tax: \$5,781 pa (approx) Land Value: \$621,000 (2023)