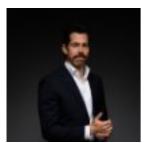
## 27 Colebatch Place, Curtin, ACT 2605 House For Sale



Saturday, 25 November 2023

27 Colebatch Place, Curtin, ACT 2605

Bedrooms: 4 Bathrooms: 2 Parkings: 2 Type: House



Matt Shipard 0408218179

## By Negotiation

What you see: North facing to the key areas of the home offering a floor plan tuned to the modern family lifestyle. A breathtaking new design with the prestigious Inner-South at your fingertips. What we see: Beautiful from the street, even better up close. See more: Stunning new architecturally designed single level residencePositioned in a quiet cul-de-sac backing parklandLuxurious kitchen featuring 40mm stone benchtops, butlers pantry, large island and ample storageAppliances include smeg double oven, induction cooktop, built in Bosch microwave and coffee machine Open plan living and dining with soaring 3.4m high ceilingsAdditional family roomSegregated master bedroom featuring WIR and ensuiteAdditional three bedrooms with BIR'sBathrooms featuring floor to ceiling tiles, wall mountedvanities, premium tapware and bathtubStudy nook Covered outdoor entertaining area and kitchen featuring BBQDucted zoned reverse cycle heating and cooling Landscaped and manicured yards with automatic irrigationDouble lockup garage with internal access and additional space for storageMud room upon entry from garage Within 4 minutes' walk to Curtin Ovals Within 8 minutes' walk to Holy Trinity Primary SchoolWithin 10 minutes' walk to Curtin Shops Within 7 minutes' drive to Canberra Hospital Within 15 minutes' drive to Canberra City Living area: 262m<sup>2</sup>Garage: 51m<sup>2</sup>Block: 819m<sup>2</sup>EER: 4.5Built: 2022Rates: \$4,226 p.aRental Appraisal: \$1,180 - \$1,250 p.wLand Tax: \$7,159 p.aDisclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.