

# 27 Ryan Street, Curtin, ACT 2605

## House For Sale

Thursday, 11 January 2024

27 Ryan Street, Curtin, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 763 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Auction

Superbly positioned within a private loop street in one of the most sought after pockets of Curtin. This single level family home is set on a flat easy-care block of over 763m<sup>2</sup>. Beautifully extended and renovated this home is now ready for you to move in and enjoy. The home offers open plan living and meals area that connects seamlessly to the modern kitchen with large island bench. The separate family room is perfect for the large families to have their own space. Accommodation includes four generous bedrooms, the main with ensuite and walk in robe, all others with built-in robes and serviced by an updated bathroom. The kids will love the back yard which has been enjoyed by the current family and hosts immense potential. The proportions of this home are sure to impress, bring the family for an inspection. A very rare opportunity not to be missed. Other features: Sought after loop street Single level living 763m<sup>2</sup> parcel of land Great floor plan to suit most families Ducted gas heating Split system air conditioning in living area Modern kitchen with stainless steel appliances Modern bathroom Main bedroom with ensuite and walk in robe Built in wardrobes in all remaining bedrooms Huge covered outdoor entertaining area Flat back yard Tandem carport to accommodate two cars Large shed in back yard with storage racks Secure backyard Stroll to parkland and Curtin shops Rates: \$4,611 pa Land tax: \$8,453 pa UV: \$936,000 Living: 179sqm Block: 763sqm EER: 1.0