

# 28 Colebatch Place, Curtin, ACT 2605

## House For Sale

Friday, 27 October 2023

28 Colebatch Place, Curtin, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 855 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Auction

Hidden behind the mature hedge is an outstanding opportunity to secure a well presented Radburn Estate home. Superbly located within a quiet cul-de-sac and fronting parkland between Holy Trinity and Curtin Primary Schools ovals and only a short stroll to local shops makes this split level design home a rare offering to the market. Boasting high raked ceiling throughout the living areas which include the formal lounge and dining areas, the immense informal living areas that connect seamlessly to the the kitchen, rear garden and the stunning parkland at the rear. Accommodation is provided by four bedrooms the main bedroom with walk in robe and ensuite bathroom. The other three bedrooms are serviced by the main bathroom. Other features include a double enclosed carport and a mature easy care garden. Stroll down the park to the local schools, shops, churches and to public transport. A fantastic opportunity within this sought after suburb - this perfectly positioned home will not last long. Additional features:- Radburn Estate in the heart of Curtin- Fronting parkland- Split level design (three steps)- Formal lounge and dining area- Immense family area high ceilings- Kitchen with dishwasher overlooking parkland - Updated bathroom with bathtub- Recently painted throughout- Four generous bedrooms, main with ensuite & walk in robe- Double garage (enclosed carport)- Beautiful outlook on to parkland from living areas- Easy care gardens- Private setting- Surrounded by parklands and only a short walk to schools, shops and public transport,- Brilliant location close to Woden Plaza, short walk to Curtin Shops and only a short drive to Canberra city and Canberra Hospital Rates: \$4,619pa Land tax: \$8,469pa UV: \$938,000 EER: 1.0 Living: 174m<sup>2</sup> Block: 855m<sup>2</sup>