

3 Sladen Place, Curtin, ACT 2605

LUTON

House For Sale

Thursday, 12 October 2023

3 Sladen Place, Curtin, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 810 m2

Type: House



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\$1,645,000 +

Welcome to 3 Sladen Place, there is no doubt Curtin is one of Canberra's most desirable Inner-South locations and when you combine this with such a magnificent property, it's easy to understand why you will love living here. From the moment you open the front door, you can see that this home offers the perfect blend of elegance, comfort, and style, you will be captivated by its beauty and attention to detail. Situated on an 809sqm parcel of land, featuring beautiful, landscaped gardens it is obvious this home has been well looked after and loved over the years. Thoughtfully designed and renovated to capture the views of the gardens from every room, this home epitomises combined outdoor and indoor living. This home just keeps on giving, as you walk around the home you are met with more and more delightful features. The master bedroom is lined with windows looking into both the front and backyard, has a large walk-in robe and stylish ensuite. Segregated from the master are the remaining 3 bedrooms, all well-proportioned and filled with natural light, in fact the entire home is filled with natural light. The bedrooms connect beautifully to the open plan kitchen, dining and living room via a cosy sitting room, a perfect space to put your feet up and enjoy a good book. As you step into the kitchen, dining, and family room you can't help but to feel pure delight as you take in the high raked ceilings, gourmet chefs' kitchen, timber floors and the wrap around windows with postcard like views. The kitchen will be loved by those who love to entertain and enjoy cooking as it has plenty of storage and loads bench space, huge walk-in pantry, and high-quality appliances. Enjoy the family dinner looking out to the gardens or entertain your guests on the spectacular deck featuring a majestic wisteria. The gardens have been a labour of love, with all the hard work already done, you get to enjoy the benefits of a fully landscaped yard with mature trees and established garden beds. Situated in quiet cul-de-sac, walking distance of Curtin shops, ideal school catchments and recreational facilities, and proximity to Woden Town Centre, Canberra Hospital and local transport. Things you will love:- Bright sunny north facing home- 4 Bedrooms- Master with ensuite and walk through robe.- Timber floors throughout- Master and bedroom 3 with carpet- 2 living areas- European laundry off kitchen- Huge kitchen with walk in pantry- Open plan living dining and kitchen, surrounded with windows with lovely raked ceiling- Central ducted heating throughout- 2 r/c units in master and family- Large rear wrap around timber deck- Cedar windows- Single garage and carport- Huge established trees and stunning gardens- Instant gas hot water- Fantastic quiet location. Statistics:- Land size: 809m²- Living size: 173m²- Garage/Carport size: 40.8m²- EER: 2 Stars- Rates: \$4,698 p.a approx.- Land Tax (if rented): \$8,635 p.a approx.- UV: \$932,000 (2023)