

31 Dunstan Street, Curtin, ACT 2605

House For Sale

Friday, 24 May 2024



31 Dunstan Street, Curtin, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 738 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

Positioned in one of Curtin's most tightly held streets opposite playing fields, this immaculately maintained home boasts a leafy outlook from every window. Only a short bike ride along the green track to Holy Trinity and Curtin Primary schools, and an easy bus ride to Canberra's leading private schools, Woden and Civic. On entering the home, you are immediately drawn to the space, flow and immense natural light that the property has to offer. The spacious lounge provides for relaxed entertaining and flows directly to the dining area, an ideal place to host the perfect dinner party. The open plan kitchen transitions through to the covered rear outdoor alfresco area overlooking the easy care landscaped gardens. Accommodation is provided by three bedrooms, two with built-in wardrobes, and serviced by a renovated bathroom and separate toilet. The oversized garage with ample storage is only limited by your imagination or hobby. An inspection is highly recommended. Additional features:- North facing- Double glazing on all windows (European tilt and turn), with "perfect fit" made to measure blinds- Easy care professionally landscaped native front yard- Large vegetable growing area in rear garden- Rear large covered verandah / entertaining area- 4000lt water tank with pump for watering garden- Multiple parking in driveway and hard stand area plus garage- Easy care gardens- Three bedrooms, two with built in robes- Ducted gas heating throughout- Reverse cycle heat and cooling in the living area- Walking distance to the Scrivener Dam, Australian National Zoo, Forrest Park Equestrian and the popular Curtin Shopping Centre.- Directly across from Curtin playing fields. easy walk to Yarralumla Woolshed .- Walking distance to Schools; Curtin Primary, Holy Trinity Catholic Primary School, Deakin High. Bus pick up/drop off at Curtin playing fields carpark for Radford College.- Children's playground in Throssell St. (around the corner)EER: 2.0Living area: 107m²Land size: 738m²Rates: \$4,429 pa (approx)Land Tax: \$8,069 pa (approx)Land Value: \$870,000 (2023)