

32 McCormack Street, Curtin, ACT 2605

Sold House

Friday, 25 August 2023

32 McCormack Street, Curtin, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 937 m2

Type: House



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Contact agent

Superbly positioned on a generous parcel of land in one of Curtin's most sought after, elevated streets. This well proportioned home offers the opportunity to move in and enjoy as it is, with excellent potential to further renovate, extend or re-build if desired. The flexible design incorporate two separate living areas comprising of an open plan lounge and dining room that flows through to the updated kitchen, meals and sitting room, creating a great space for entertaining with enough segregation when needed. High, raked ceilings feature in the informal living areas that add to the sense of light and space. The kitchen has stone benchtops with an abundance of preparation space, great storage and an oversize electric over and gas hob. The living areas take in 180 degree views across Woden to Red Hill and the Captain Cook Fountain to the front of the home whilst opening out to the large backyard to the rear. Accommodation is comprised of three generous bedrooms all with built in robes and serviced by a large bathroom and separate toilet. The lower level of the home has been converted to add extra space for an art studio or workshop including a kitchenette and bathroom. The laundry is also located on the lower level. The backyard stretches out from the family room with a paved alfresco entertaining area shaded by a mature grape in the warmer months. A path winds its way further up the yard past the chicken coop to an elevated deck, the ideal location to take in the views that stretch from the Woden Town Centre to Parliament House and beyond. This tranquil location is just moments from the Curtin Ridge reserve / horse paddocks, the Curtin shops, which has Coles Supermarket, Red Brick Cafe, Two Blind Mice Pub, Choku Bai Jo local & organic goods, Curtin Primary and Holy Trinity whilst the Canberra city centre and Parliamentary Triangle and a convenient car ride away. Additional features: Ducted electric heating and cooling Slow combustion fireplace in the family room High raked ceilings in the family / kitchen Renovated kitchen with stone benchtops Extra wide electric oven and gas hob Additional studio / workshop underneath with kitchenette and bathroom Large 937sqm parcel of land Rates: \$5,559 pa Land tax: \$10,433 pa UV: \$1,050,000 EER: 0.5 Living: 149sqm Original garage: 27m² Block: 937sqm