

35 Colebatch Place, Curtin, ACT 2605



Sold House

Thursday, 10 August 2023

35 Colebatch Place, Curtin, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 764 m2

Type: House



Steven Thomas

0419888026

\$1,748,600

35 Colebatch Place is surrounded by heritage listed green space, future proofing your lifestyle. The Radburn precinct beautifully integrates pedestrian access and walkways with homes facing lush parkland. This sun drenched north facing home sits adjacent to the largest green area with lovely bird life, all within five minutes' walk of quality schools, shops and a bus stop. Number 35 is quite simply, in the street's best position, at the very end of the cul-de-sac, meaning no traffic past your door. This elegant home is a four-bedroom, ensuite with a workshop. The highly configurable floor plan can adapt with your needs over time. It could just as easily be set up as a five-bed, two-living, or simply kept with the existing library/study space as is. On arrival you are greeted with hardwood decking then ash floors as you enter, this seamlessly transitions you in and out of the home at the best aspects possible. This provides endless locations, based on season, to entertain or simply escape the working week, in your own sanctuary-like surrounds. The home has a new, cleverly designed kitchen with stone benchtop, twin Miele ovens and of course, European cooktop and dishwasher. There is a large cupboard, pantry space and a view to the parkland to die for, as you prepare for your weekend dinner party. A good size bathroom has been renovated and the huge master bedroom has its own ensuite. All bedrooms are a good size and each offer a different view of the gardens. Ducted evaporative cooling and gas heating means year-round comfort is assured. This combined with a new voltaic system back to the grid (with feed-in credits, transferable to the new owner) means much lower power bills than average. The huge tradesman style workshop is ideal for weekend projects or will be equally as useful for the home handyman, or as a studio. The landscaped gardens are gorgeous and have been designed to ensure ideal placement of evergreen and deciduous trees. Lush, green and resort-like, yet no grass to mow. Number 35 is unique with style and elegance that will suit buyers of a similar ilk. Is this the best position in Radburn precinct? Features include:- Ash flooring throughout- Ducted heating and cooling- Solar voltaic panels- Renovated kitchen with stone benchtops and Miele cookware- Interesting decks, lawn space and gardens to explore- Huge new workshop- Adjacent the largest green band in Radburn precinct- End of cul-de-sac so no traffic past your door- Updated bathroom and designer tiles to ensuite