

36 Kidston Crescent, Curtin, ACT 2605

LUTON

House For Sale

Thursday, 14 March 2024

36 Kidston Crescent, Curtin, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 765 m2

Type: House



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

Auction

On the market for the very first time, this beloved family home presents a rare opportunity to enter the sought-after Curtin community. Set on a flat 765m² block in a quiet loop street, this well built and well maintained home is ready for the next family to move in and add their own touches over time, or fully re-design and renovate the space to take full advantage of the wonderful position. The home has a comfortable lounge room with dual aspect windows and built-in cabinetry, and this room leads through to the dining area. The original kitchen is in excellent condition and has a pleasant outlook to the backyard, which is low-maintenance in addition to being kid and pet friendly. Down the hall you'll find the three bedrooms, each with built-in wardrobe (and a built-in desk in bedroom three). These bedrooms are serviced by the original but well-maintained bathroom and separate toilet. Car accommodation is well catered for with two carport spaces plus a single garage, however the home is located within walking distance of the popular Curtin shops, Holy Trinity Primary, local pre-schools and North Curtin playing fields so the car may be unnecessary! Presenting a great opportunity in a tightly-held location, this solid family home is a must to inspect. Features:-
- Quiet loop street location
- 765m² block with no significant trees
- Original but well-maintained home
- Lounge and dining areas
- Kitchen overlooking the backyard
- Three bedrooms, all with built-in wardrobes
- Ducted gas heating and a reverse cycle split system
- Covered front porch and rear deck
- Two single carports, plus a single garage
- Walking distance to Curtin shops, local schools, North Curtin playing fields, local parks and public transport
- Rental Appraisal of \$640 to \$680 per week
EER: 0
Land Size: 765m²
Living Size: 133m² (approx.)
Land Rates: \$5,096 p.a (approx.)
Land Value: \$1,022,000 (approx.)