

**37 Morehead Street, Curtin, ACT 2605**



**House For Sale**

Wednesday, 24 April 2024

37 Morehead Street, Curtin, ACT 2605

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**Matt Shipard**

0408218179

## Forthcoming Auction

What you see: A Neil Renfree architecturally designed family residence exuding a harmonious blend of original charm and modern elegance with a touch of Japanese influence. A refined renovation process, guided by a commitment to preserving the property's intrinsic character which has resulted in a space where the past gracefully meets the present. What we see: Home, with the lifestyle to match. See more: Stunning architecturally designed family home  
Expansive battle axe block backing reserve  
Abundant amount of living space featuring original fireplace, exposed timber and skylight  
Refurbished high quality original cork flooring and quarry tiles  
Sun room flooded with green-filtered light  
Spacious kitchen featuring 20mm stone benchtops, Bosch appliances and ample storage  
Master bedroom featuring bay window, built in robes and ensuite  
Additional three bedrooms featuring built in robes  
Bathroom featuring floor to ceiling tiles, wall mounted vanity and free standing bathtub overlooking meticulously maintained back garden  
Large study featuring built in desk  
Elevated deck framed by mature trees and greenery  
Backyard leading to nature reserve  
Meticulously maintained and manicured gardens throughout  
Double carport with additional space for storage  
Large workshop area  
Within 1 minutes' walk to nature reserve and playground  
Within 11 minutes' walk to Curtin Ovals  
Within 12 minutes' walk to Curtin Shops  
Within 20 minutes' walk to Holy Trinity Primary School  
Within 7 minutes' drive to Westfield Woden  
Within 14 minutes' drive to Canberra City  
Living area: 180m<sup>2</sup>  
Carport: 67m<sup>2</sup>  
Block: 1037m<sup>2</sup>  
EER: 3.0  
Built: 1970  
Rates: \$5,093 p.a  
Rental Appraisal: \$950 - \$1,000 p.w  
Land Tax: \$9,466 p.a  
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