

# 4 Champ Place, Curtin, ACT 2605

## House For Sale

Saturday, 3 February 2024



4 Champ Place, Curtin, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 649 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$1,975,000+**

Superbly positioned within a desirable suburb offering an immense home designed for people who love to entertain. Situated in a beautiful, quiet cul de sac, on a easy-care landscaped 649m<sup>2</sup> block. The exquisite detail of the split level living areas combined with high ceilings and the extensive use of beautiful, high-quality, bespoke windows creates an elegant setting to entertain your guest on all occasions. Stunning pool views provide a backdrop whilst you relax with your family and friends or curl-up in front of the slow combustion wood fire place with a book and glass of wine in the immense living area. The formal living areas overlook the mature landscaped gardens located at the front of the home, taking full advantage of the Northern orientation. The stunning open-plan kitchen with stone bench tops, abundance of cupboards and large island bench connects seamlessly to the informal living space through a unique service window. Offering a serene retreat, the magnificent segregated primary suite boasts a home office, stunning sitting area, spa, a spacious en-suite and walk in robe. There are three more generous bedrooms all with built in robes, serviced by a character bathroom and separate toilet. Leading out through glass doors from the informal living area you will find numerous choices for outdoor entertaining, the owners favourite is by the wood fire pit overlooking the pool and private landscaped gardens. Other Features:- Quiet cul de sac location - Character home with beautiful private garden- Spacious in design (surprise inside)- Brivis Gas ducted heating to all house rooms- Reverse Cycle Air conditioning to upstairs rooms and main living room- Beautiful French Cheminees Philippe /open fire in main living room - Fujitsu Reverse Cycle split air-conditioning system in external office- Freshly painted - New carpets in all downstairs rooms- Recently upgraded designer kitchen with English Belling gas/electric stove and integrated Miele dishwasher- Outstanding heated spa bath and walk in robe in primary bedroom- Underfloor cellar for wine storage - Impressive custom joinery in upstairs office - Second office separate from the main house - perfect for those that work from home- House has CAT5 network connections to all offices and AV/TV in main living room- Very private beautiful solar heated salt water pool - overlooked from the main living room with high curved ceiling through an impressive panoramic window- Fully integrated above the pool pump/toolshed is an outside child's cubbyhouse and fireman's pole- Significant garden lighting and automatic garden irrigation - Very close access to Curtin greenspace walking paths and open parks- Walking distance to Phillip Sunday Farmers Markets and Woden Plaza- Minutes to Canberra Hospital, Parliamentary Triangle and Canberra City Rates: \$4,234 pa Land tax: \$7,658 pa UV: \$825,000 EER: 4.0 Living: 215sqm Block: 649sqm