

4 Curtis Place, Kambah, ACT 2902

LUTON

Sold House

Saturday, 2 September 2023

4 Curtis Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 883 m2

Type: House



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Contact agent

This contemporary, renovated home with raked ceilings and huge windows presents a wonderful opportunity for those looking to enter the market and secure a home that is ready for immediate enjoyment. With an attractive street frontage within a quiet cul-de-sac, the home sits on a generous, low-maintenance 883m² block with plenty of yard for kids and four legged friends and potential to do more with the space on offer for those with a green thumb. The north facing, open-plan living areas are the heart of the home and have a lovely outlook to the garden through the large windows, and the dining area flows out to the covered outdoor entertaining area to the side of the home, creating a wonderful indoor/outdoor flow. The spacious, renovated kitchen provides ample bench and storage space, with stone benchtops, a gas stove and a dishwasher. The three bedrooms are each a good size and all have built-in wardrobes, with access to the renovated bathroom. Additional features include ducted gas heating, a reverse cycle split system, gas instantaneous hot water, a single carport, and a garden shed. Features:- Quiet cul-de-sac location- Open-plan, north facing living areas- Leafy outlook from all the windows- Renovated kitchen- Paved and covered outdoor entertaining area- Three bedrooms, all with built-in wardrobes- Renovated main bathroom with separate toilet- Ducted gas heating and reverse cycle split system- 1.5kW solar system, new inverter- Large, flat backyard with Colorbond fencing- Established fruit trees- Single carport plus plenty of off-street parking- Garden shed- In close proximity to arterial roads and public transport (Rapid Intercity Route)- Close to Mt Taylor and Wanniasa Shops- Rental appraisal of \$620 to \$650 per week EER: 3.5 Land Size: 883m² Living Size: 116m² (approx.) Land Rates: \$2,678 p.a (approx.) Land Value: \$510,000 (approx.)