

46 Dunstan Street, Curtin, ACT 2605

House For Sale

Friday, 19 April 2024

46 Dunstan Street, Curtin, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 811 m²

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

\$1,790,000 +

Set in one of Curtin's most desirable streets, this superbly renovated home boasts free-flowing open plan living areas with an abundance of natural light that creates a relaxed setting for modern living. Set on a mature 811m² block within a short stroll to the reserve and playing fields, this extended home will accommodate most families. The Canberra Redbrick pathway leading to the entry and original textured glass front door add charm to the front façade and contrasts the modern renovations found inside. The open plan living areas provide a beautiful sense of space. Stretching from the French doors that open to the front verandah, through the heart of the home and spilling out to the rear entertaining deck, creating a superb balance between indoor and outdoor living. The well-equipped, modern kitchen is ideal for any chef with an abundance of bench space to whip up culinary creations, including a breakfast bar for after school snacks. Ample storage space keeps clutter tucked away maintaining the crisp finish whilst a feature northerly window provides natural light. Accommodation is provided by four bedrooms, with an oversized main bedroom offering an ensuite and large built-in robes. Three generous bedrooms for kids or guests have direct access to the main bathroom and two of the three are equipped with built-in robes. Set on a quiet 811 sqm parcel of land on one of Curtin's most tightly held streets, this immaculately modernised home boasts a leafy outlook from every window. Only a short bike ride along the green track to Holy Trinity and Curtin Primary schools, and an easy bus ride to Canberra's leading private schools, Woden and Civic. Other features:- Electric underfloor heating in kitchen living area with ducted gas heating through all other areas- Evaporative ducted cooling throughout the house- Gas instant water heater with temperature control throughout the house- Renovated kitchen with oversized gas hob and electric oven- Twin solar PV systems featuring rebate agreements with ACT Govt and electricity Authority - total of 26 solar panels.- Very large master bedroom/parent retreat with ensuite, separate to bedroom wing (3 bedrooms)- Beautiful large timber deck that allows indoor outdoor living- Metres from North Curtin Playing fields, extensive bike lanes, walking trails and horse trails- Close to Curtin Primary School and Holy Trinity Primary Schools - both accessible via parkland walking paths- 1.8 Kms from Deakin High School Rates: \$4,429 pa (approx) Land tax: \$8,069 pa (approx) Land Value: \$870,000 EER: 2.5 Living: 189m² Block: 811m²