

47 McCormack Street, Curtin, ACT 2605

House For Sale

Friday, 1 March 2024



47 McCormack Street, Curtin, ACT 2605

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Type: House



Chris Wilson
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Jack Wilson
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Auction 23/03/24 at 10:00am

Buyers guide of \$1,800,000 +. Auction if not sold prior. A substantial family home in one of Curtin's premier streets, spanning over 846m² of land, offering an elevated northerly aspect and views from the main living area, 47 McCormack Street is sure to impress. With four bedrooms, two bathrooms and a large L-shaped lounge-dining making up the single level floorplan of the main residence, there is plenty of room for families at all stages. The additional flexibility of a fully self-contained one-bedroom unit downstairs with both internal and external access allows separation for families to grow, multi-generational families to co-habitat, an au pair residence or an additional rental income. The generous backyard to the rear with established gardens and segregation gives children and pets ample space to play, while the double garage and storage under the home is sure to be appreciated. Immediately evident on entering the home are the sizeable proportions that are offered. The large entry corridor intelligently separates the bedrooms and living areas offering a floor plan conducive to entertaining while the younger family member's sleep. The spacious lounge area is the feature of the home, extending seamlessly to the large balcony, bathed by the north aspect, and enjoying a backdrop of expansive views over Canberra. The formal dining is a continuation of the lounge area but designed with enough separation to provide yet another independent living space. It is overlooked by the large kitchen which has plenty of bench and cupboard space, a gas cooktop, electric oven and dishwasher guaranteeing catering for a large family or guests can be achieved with ease. All bedrooms have built-in robes and large windows, while the main bedroom ensures added comfortability with an ensuite and walk in robe. The main bathroom is again sizable including a bathtub and walk in shower, plus with the addition of a separate toilet the morning rush before school and work can be easily navigated. The fully renovated and self-contained flat is the flexibility many will appreciate. Accessed both internally and/or externally, this could be a teenager's retreat, guest accommodation or securing a rental income with a fit out that is spacious, modern and exceptionally comfortable. The large double garage is complemented by a huge amount of useable under house storage and an additional carport is positioned perfectly to service the flat. A highly regarded street with excellent neighbours and a sought-after location for exceptional public schooling options including Curtin Primary, Holy Trinity Primary and Alfred Deakin High School. Also in very close proximity to the growing and well serviced Curtin Shops provides ultimate convenience, while the Woden town centre along with main arterials and public transport options into the city are very accessible. This property is sure to grab the attention of many. Do not delay, enquire today to register your interest, receive more information and book an inspection. FEATURES: • Large family home in elevated location and premium street • Expansive views • Northerly aspect to the rear, captured by the living area and balcony • Ducted Evaporative Cooling • Ducted Gas Heating • Built in robes in all bedrooms, walk in robe in main bedroom • Fully self-contained and renovated flat with internal and separate external access • Double garage plus enormous under house storage & single carport • Established and elegant gardens, and • Close to excellent schooling, public transport and local shops. UCV: \$1,000,000 Block Size: 846m² House Size: 194m² + Garage 30m² Year of Construction: 1968 EER: 1.5 Outgoings: General Rates: \$1,250 p/qtr (approx.) Land Tax (investors): \$2,316 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.