

4A Philp Place, Curtin, ACT 2605

LUTON

Sold House

Thursday, 9 November 2023

4A Philp Place, Curtin, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 378 m2

Type: House



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

Contact agent

An opportunity to secure an immaculate, single-level home in the heart of Curtin. An exceptional energy efficient residence offering an easy and comfortable lifestyle for buyers looking to get into this ever popular Woden Valley suburb. Features: - As-new single-level dual occupancy home - North-facing living areas - Polished concrete floors in living areas - Galley kitchen with high quality appliances and finishes - Segregated main bedroom with ensuite - Two additional bedrooms - Double glazed windows and doors - Luxaflex blinds throughout - Gas hydronic underfloor heating throughout, plus ceiling fans - Sunny outdoor entertaining area with automatic awning - Beautifully landscaped gardens affording excellent privacy - Double auto garage with internal access - Walking distance to Curtin Shops and local schools - No Body Corporate fees and the properties have separate meters - Rental appraisal of \$775 to \$825 per week EER: 6 Land Size: 378m² Living Size: 110m² (approx.) Land Rates: \$4,040 p.a (approx.) Common Property Insurance: \$170.38 p.a (approx.)