

# 50 Bavin Street, Curtin, ACT 2605

## Sold House

Friday, 3 November 2023

50 Bavin Street, Curtin, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 722 m2

Type: House



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## Contact agent

Nestled within a peaceful, leafy neighbourhood is this sturdy brick residence ideal for growing families. It offers close proximity to two excellent primary schools and has a further parental 'bonus' of having accessibility to a number of local playgrounds without the need for kiddies to cross roads. It would also be as equally appealing to WFH professionals who dream of a breath of fresh air at lunch time. With the convenience of a variety of nearby shops and tasty cafes, they have the opportunity to recharge before heading into their afternoon work schedule. And let us not forget the fitness champions, who could take advantage of Curtin Ridge to venture and all adjacent cycle paths that lead to the lake and beyond. Epitomising both poise and convenience with its versatile floor plan, this spacious home offers a range of formal and informal living spaces, while outdoor entertainment seamlessly flows to an elevated deck boasting expansive views from the updated, real-world kitchen. Located on the lower level, the master suite features a walk-in robe and ensuite bathroom, and also offers the added bonus of access to the private, mature, native gardens. A further three bedrooms are thoughtfully positioned at the opposite end of the home, enfolding the potential of a second living space or home office; let your imagination go wild with this extra space. Whilst you have an opportunity to bask in the natural light and warmth throughout from the sunny northerly aspect of this home, it also affords you the benefits of ducted heating and cooling to ensure your comfort in all the seasons we know Canberra to deliver. Be sure to come along and explore this adaptable house that you could call home, on the weekend.

**Property Highlights:-** Advantageous location to all amenities- Peaceful tree lined loop street - Established gardens with veggie patches- Sunny northerly aspect - Ducted cooling and gas heating- Segregated multiple living spaces- Well-appointed main bedroom- New quality window furnishings- Large entertainers' deck at the rear- Secure car accommodation

**Rates:** \$4,428 pa **Land tax:** \$8,068 pa **UV:** \$870,000 **EER:** 2.5 **Living:** 157sqm **Block:** 722sqm