

54 Curlewis Crescent, Garran, ACT 2605

House For Sale

Saturday, 9 March 2024



54 Curlewis Crescent, Garran, ACT 2605

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 863 m2

Type: House



Obi Shadmaan
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Auction 06/04/2024

Nestled in the heights of prestigious Garran, 54 Curlewis presents an exquisite double-storey residence that effortlessly blends luxury, family living, and an unparalleled lifestyle. This 5 bedroom, 3 bathroom home boasts a double lock-up garage with internal access, and is situated on a lush, leafy street, creating an idyllic haven for families seeking a larger family home. Recently updated with meticulous attention to detail, this residence showcases new flooring, fresh internal and external paint, a pristine 'Trex' deck, and plush carpeting. The expansive layout of this family haven features multiple living areas, with four bedrooms located upstairs – each equipped with built-in robes. The master suite stands out with a walk-in robe and ensuite, offering a sanctuary within your own home. Noteworthy is the massive bedroom downstairs, a versatile space that could serve as a teenager's retreat, an ideal home office, or a comfortable space for older family members. Complete with an ensuite and kitchenette, this area offers its own private access, providing a seamless blend of convenience and privacy. Beyond the walls of this immaculate property lies a location that epitomises the best of Garran living. Boasting proximity to key landmarks such as the charming Garran shops, the Canberra Hospital, and the vibrant Woden Precinct, you will be spoiled for choice when it comes to dining, shopping, and entertainment options. With easy access to public transport, nature parks, and the Red Hill Nature reserve on your doorstep, the lifestyle at 54 Curlewis is nothing short of exceptional.

The perks:

- 5 bed, 3 bath, 2 car design
- Elevated with views in one of Canberra's best locations
- Northerly aspect to main living and entertainment areas
- Multiple living areas
- Well-proportioned bedrooms
- Versatile bedroom downstairs easily converted to rumpus, home office, teenager's retreat or older family member's haven
- Updated kitchen with island bench, breakfast bar, dishwasher, gas cooktop, double electric oven and ample bench and storage space
- New flooring throughout living areas and new carpet to bedrooms
- Freshly painted throughout, internally and externally
- Split system air conditioning systems x 4 to main living areas, master bedroom and downstairs rumpus
- Alarm system
- Abundance of storage
- Ducted gas heating
- Ventis ventilation system
- 6.6 kW solar panels plus 10kW battery
- 11,500 litres of water tank storage
- Entertainment area off living room with brand new 'Trex' deck, pergola and garden views
- Expansive two-tiered backyard perfect for garden lovers, kids and pets and ample space to add a pool
- Gas connection for BBQ
- Double lock-up garage with internal access and automatic door
- Attached workshop and storage room
- Moments from Garran shops, the Canberra Hospital, Woden Precinct, public transport and the Red Hill Nature Reserve on your doorstep

The numbers:

- Living space: 238m²
- Garage: 66m²
- Block: 863m²
- Land value: \$1,062,000 (2023)
- Rates: \$4,938
- Land tax: \$9,135 (investors)
- Rental estimate: \$950-\$1,050 per week