

**6 Mair Place, Curtin, ACT 2605**

**House For Sale**

Saturday, 3 February 2024



6 Mair Place, Curtin, ACT 2605

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 361 m2**

**Type: House**



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$1,175,000+**

Enjoy life in the heart of Curtin in this separate-title, light filled townhouse. This spacious, quiet home is a brilliant opportunity for those wanting to enter one of Canberra's most central and popular suburbs, or those wanting to downsize and stay in the Curtin area. With local shops and primary schools just a stroll away and the City, Woden Town Centre, the Canberra Hospital, ANU and so much more within easy reach, this is an ideal opportunity not to be missed. The flexible floor plan consists of a separate lounge area that has a leafy outlook onto one of Curtin's green belts. The meals area and dining room connect directly to the updated kitchen with quality appliances. Accommodation is three good size bedrooms, two with built in robes and serviced by a main bathroom with separate toilet. The easy-care private courtyard makes a beautiful entry to the home and doubles as a north facing entertaining space. Other features include large double garage, ducted gas heating, evaporative cooling, updated laundry with plenty of storage and double brick construction. Features include:- Privately built, well maintained double brick home- Separate-title (no body corporate fees)- Quiet cul de sac in Curtin's Radburn Estate- Established easy care gardens with large rain water tank- Ducted gas heating, new Brivis heater installed March 2022- Evaporative cooling- Reverse cycle air conditioner in rear bedroom- Spacious lounge area overlooking parkland- Updated kitchen with quality appliances- Large main bathroom- Separate powder room- Updated laundry with ample storage and built in Miele washing machine- Double garage- Stroll to local primary schools and shops- Catchment area for the popular Alfred Deakin High School- Minutes by car or bus to Canberra Hospital, City and Woden. What the owners love about this home:- A caring community of neighbours- Beautiful walking tracks outside your front door- Easy walking distance to the well-serviced local shops- Privacy and quiet in the home and courtyard gardens. Rates: \$4,101 pa Land tax: \$7,378 pa UV: \$816,000 EER: 3.0 Living: 134sqm Block: 361sqm