

62 Holman Street, Curtin, ACT 2605



House For Sale

Friday, 15 March 2024

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Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 654 m2

Type: House



Oliver Muscat

Contact Agent

Welcome to 62 Holman Street, a charming and character-filled home, conveniently located in the tightly held, south-eastern pocket of Curtin, one of Canberra's most coveted suburbs. Lovingly nurtured for almost 50 years, this wonderful family home stands out as being both thoughtfully extended and updated over the years, and today presents immaculately. From the moment you arrive at this residence you'll note the well-maintained exterior and enviable curb appeal. This home is truly a gem in the neighbourhood, with lots to admire and appreciate. The ground level of the home showcases a large family living-room, adorned with fabulous cedar timber accent walls, adding warmth and character to the space. The well-designed lounge, kitchen/living area seamlessly flows into each other, assisted by the charming timber accent beams, adding an element of design and sense of character to the space. This area affords both a dining zone and lounge room setting, which enjoys all day winter sun. The centrally positioned kitchen offers lots of storage, and features natural granite counter tops along with walk-in pantry. A fabulous, recently updated family bathroom, with both a walk-in shower and full bath is conveniently located on the ground floor. Additionally, a separate dining room allows for a large table setting for formal entertaining and family gatherings. This space is enhanced with a floor to ceiling glass-fronted display unit, providing functionality with elegance. Full-length windows are found across the ground level of the home and allow for natural light to fill the spaces, creating a bright and airy ambiance. You will sense an air of tranquillity, whilst noting a harmonious transition between the indoor and outdoor spaces. From this home you can certainly enjoy the beauty of nature and the change of the seasons from the comfort of indoors. Quality window blinds and exterior canopy shutters dress these windows, offering both privacy and light control. 3 of the home's 5 bedrooms are positioned together on the ground level. The master bedroom is spacious and is served with wall of floor-to-ceiling wardrobes, and details a 'glass block' feature wall to the beautiful modern ensuite. The space feels welcoming and bright with full size windows providing garden views and access via sliding doors, to the decked courtyard. Two additional bedrooms on the ground level offer ample storage, both with built-in wardrobing and one, already equipped with considered shelving for a home office set-up. A fully functioning separate laundry, equipped with appliances and external access, completes the ground floor layout. Moving to the upper level, you'll find a third bathroom, another two bedrooms with built-in wardrobes & garden views, adjacent to a vaulted ceiling, spacious gallery area, providing opportunity for multi purpose use, whilst capturing picturesque treetop views across Curtin. The property's appeal extends outdoors, where a beautifully cared for and private rear garden provides a serene retreat, perfect for relaxing or entertaining from the large deck or the courtyard zone, featuring an all-weather roof and shading system, along with vertical shade control to ensure complete sun protection. Automatic irrigation system adds to the low maintenance attraction of this garden. For those with tinkering needs, you'll be excited by the huge 9m x 2m walk through garden shed with front and rear garden access. A caged (possum-proof) veggie patch, and designated, screened clothesline area and thriving fish pond completes the offering here. Heating and cooling of the home is controlled by four independently-zoned reverse cycle heat pumps and electricity supply is on a three phase system. The home has been enhanced by recent upgrades to ceiling, walls and ground under-floor insulation, and two rooftop solar PV arrays totalling 9.5 kW provide energy efficiency for the home. The lower driveway of the home has a 15-amp power outlet ready for future EV. The home offers ample accommodation for family vehicles, with a 21 m² lockup garage, a lower driveway carport canopy, along with premium arch design 2 car carport canopy at the front door, with hardstand for caravan or trailer, and steps-free ramp access to the front entrance. Convenience is key with this property, with Westfield Woden, express bus terminal to city and Curtin shops within walking distance. A 6 minute drive has you at Canberra Hospital, and local primary schools and colleges are within bike riding distance, reinforcing the value of this home as a prized location. This home seamlessly blends modern updates with character features, offering a perfect balance of style, functionality, and comfort. Don't miss the opportunity to make this delightful property your own sanctuary in the heart of Curtin.

- 5 bedroom family home
- Seperate living room
- Sun filled family/kitchen area
- Seperate dining room with garden access
- Vaulted ceiling upper galary lounge
- Master with contemporary ensuite and garden access
- Modern ground level family bathroom
- Freshly painted throughout
- Drip irrigation to front and rear gardens
- Reverse cycle heating and cooling zoned
- Recent insulation upgrades
- Rooftop solar PV arrays totalling 9.5 kW
- 15 amp external power outlet
- 3 phase power system
- 21 m² lock-up garage
- Partial all weather roof and shading system to rear garden deck
- Combination stencil and brick design driveway
- Private and secure fenced rear garden
- 9m x 2m walk through garden shed
- Fish pond with paved sitting area
- Premium Arch Design 2 car carport canopy
- Single carport canopy in addition to 21 m² lock-up garage
- 15 mins walk to Westfield Precinct and

Curtin shops • 5 mins walk to Express Bus connection to CITY • Walking distance to proposed Light Rail station • Bike ride to Marist College and local Primary schools • First time to market in almost 50 years • 5 Bedroom homes in Holman Street, Once-in-a-decade opportunity