

# 7 Curlewis Crescent, Garran, ACT 2605



## House For Sale

Saturday, 13 January 2024

7 Curlewis Crescent, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1141 m2

Type: House



Robert Peaker  
0412726025



Lawrence Jacobsen  
0474209484

## Auction

Nestled in one of Garran's most coveted streets, this home boasts a functional layout designed with both entertaining and family in mind. The impressive entrance warmly welcomes guests into a comfortable living and dining area, adorned with large windows that capture the breathtaking views of the Woden Valley. This expansive entertaining space fosters social gatherings and shared meals in the adjacent dining area. At the heart of the home, a well-appointed kitchen takes centre stage, offering ample storage and preparation space. The home features three spacious bedrooms, all equipped with built-in robes, and multiple living spaces, catering to the evolving dynamics of family life. Ideally situated on a sprawling 1,141m<sup>2</sup> corner block, this residence provides easy access to the Canberra Hospital, Red Hill Nature Reserve, and the centres of Woden and Canberra City. Whether you're looking to move into the Woden Valley, build your dream home, or explore a potential investment, this property offers versatility and a unique opportunity that should not be missed.

**Features-** Beautiful family home on quiet and elevated street.- Three large bedrooms, all with built-in robes.- Central kitchen with quality appliances, ample storage, and backyard views.- Large living and dining area with views overlooking front garden and the Woden Valley.- Generous main bathroom with bathtub, shower, and separate toilet.- Large laundry at rear, with easy access to backyard.- Reverse cycle heating and cooling in living room.- Established and private gardens.- Paved outdoor entertaining area.- Double lock-up garage with additional storage space.- Excellent location, in proximity to Garran Primary School, Sts Peter and Paul Primary School, The Canberra Hospital, Red Hill Nature Reserve and Yamba Drive for easy access into the Woden Town Centre and the Canberra City.

**Statistics:** (all figures approx.) EER: 1.5 Living Size: 135m<sup>2</sup> Garage Size: 36m<sup>2</sup> Land Size: 1,141m<sup>2</sup> Year of Construction: 1968 Land Value: \$1,150,000 (2023) Land Rates: \$1,689 per quarter Land Tax: \$3,236 per quarter Rental Range: \$720 - \$750 per week