

8 Verran Place, Curtin, ACT 2605



House For Sale

Friday, 5 April 2024

8 Verran Place, Curtin, ACT 2605

Bedrooms: 5

Bathrooms: 2

Area: 831 m2

Type: House



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Auction 27/04/2024

Introducing 8 Verran Place, Curtin - an exquisite double-storey residence exuding modern elegance and timeless charm. This stunning 5 bedroom, 2 bathroom family home offers a turn-key opportunity, inviting you to simply move in and embrace the epitome of the good life. Nestled in the highly sought-after suburb of Curtin, renowned for its coveted schools, vibrant shops, and unbeatable location in the heart of Canberra's inner south. Enjoy proximity to the vibrant Woden precinct, while relishing in easy access to iconic landmarks such as the Arboretum, Lady Denman Drive and the bustling Canberra CBD. Meticulously updated and tastefully renovated, this home has been lovingly cared for, boasting a plethora of desirable features. Downstairs, discover four spacious bedrooms, each adorned with built-in robes and freshly painted interiors - a testament to its immaculate condition. Surrounded by a serene reserve and located on a quiet street, tranquility pervades every corner of this remarkable abode. The heart of this residence lies in its stunningly renovated kitchen, offering a seamless blend of style and functionality. However, the pièce de résistance awaits upstairs - an opulent master suite and retreat. Indulge in relaxation within the spacious landing area, perfect for unwinding with a good book or catching up on your favourite podcast. The expansive walk-in robe, luxurious ensuite, and breathtaking views out to Telstra Tower elevate this sanctuary to unparalleled heights of sophistication. Step outside to discover a large deck and private backyard, providing an idyllic setting for family gatherings, playtime with kids, or leisurely moments with pets. With its exceptional blend of elegance, comfort, and privacy, this home is sure to be the envy of all your family and friends. So don't miss the opportunity to make 8 Verran Place your forever home - an oasis of tranquility, luxury and your own slice of paradise. The perks:

- Immaculate 5 bedroom, 2 bathroom, double storey family home
- Open plan living, dining kitchen and family areas
- Renovated kitchen with stone benchtop (largest, single piece possible), induction cooktop, self-cleaning oven, dishwasher, breakfast bar, ample storage and bench space
- Master suite with parent's retreat, including expansive walk-in robe and deluxe ensuite
- Well proportioned bedrooms all with built-in robes
- Updated main bathroom with bath and separate toilet
- European-style laundry
- Freshly painted
- Solar Water Heating
- Downstairs: Ducted gas heating
- Upstairs: Ducted reverse cycle air-conditioning, underfloor heating in ensuite
- Expansive and private backyard with large entertainment deck and garden shed
- Close proximity to great schools, public transport, Woden shopping precinct, easy access to bike paths, trails, playgrounds and arterial roads to the City

The numbers:

- Living size: 199m²
- Block size: 831m²
- Unimproved value: \$851,000 (2023)
- Rates: \$2,837 per annum
- Land tax: \$4,345 per annum (investors)
- EER: 1 star
- Year of Construction: 1971
- Renovations and Additions: 1973 and 2018
- Rental estimate: \$1,090-\$1,150 per week