

8 Willcock Place, Curtin, ACT 2605

Sold House

Friday, 1 September 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 172 m2

Type: House



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\$1,385,000

Number 8 is a wonderful energy efficient home, nestled in the desirable and tightly held pocket of Willcock Place and defined by a very versatile design offering stylish statements and an unbeatable, whisper quiet location. Garnished with a long list of 'must haves' including a sleek 'chefs delight' kitchen, well-proportioned, renovated bathrooms and segregation assured with a spacious upstairs rumpus room (easily converted to a large main bedroom) and an enticing, under roofline living space upon entry to the home. Additional draw cards include studio apartment/teenagers retreat, a choice of parking and heating/cooling options, private deck area, all sited amongst an array of established trees, shrubs and flowering plants. Walking distance to South Curtin Primary School, Pinocchio Early Learning Centre, sports fields and over the hill to the vibrant hub of the Woden Town Centre precinct. HIGHLIGHTS: -renovated family residence surrounded by new and established homes in an enviable Woden Valley location-Energy efficient: EER 4-open plan living area with sliding door access to a private secluded deck area -upstairs rumpus with bar and sink, cork flooring and access to outdoor balcony (an option for this area is to convert to a main bedroom with walk through robe and large ensuite) -underroof line living area upon entry with day bed, brick feature wall and arches -renovated kitchen features spacious pantry, stone bench tops, island bench and freestanding 'Falcon' dual electric oven and gas cooktop-renovated, generous sized ensuite and main bathroom with floor to ceiling tiles -double glazed windows except in the ensuite-wool carpet-ducted gas heating & evaporative cooling-wall mounted reverse cycle units in bedroom 1, upstairs rumpus and living area-under stair storage-main bedroom with built in robes-bedroom 2 with built-in-robes-bedroom 3 with shelving -study with built-in shelving - easily converted to a parent's retreat-studio apartment behind the garage (weekly rent of \$300 - \$320 per week approx).-brick single garage -two single carports -solar panels -colourbond roof, gutters, fascias THE LOCATION:- walking distance to South Curtin Primary School, Pinocchio Early Learning Centre Early and Curtin shops- short drive to the Woden Town Centre, Canberra Hospital and higher education facilities -easy access to the City Centre ADDITIONAL INFORMATION:Block: 36Section: 53EER: 4Year Built: 1964Extension: 1992Renovations and updates: 2019Living area: 171.5m²Block Size: 685m²Land value: \$865,000 (2022/2023)Land Rates: \$3,871 per annumLand Tax: \$6,894 (paid only if leased)Rental appraisal: \$920- \$960 per weekAll measurements and values are approximate.*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.