

9 Cosgrove Street, Curtin, ACT 2605

Francis

Sold House

Monday, 14 August 2023

9 Cosgrove Street, Curtin, ACT 2605

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 181 m2

Type: House

\$730,000

A low-upkeep house inside & outside with huge appeal for first-homebuyers or those looking for an Inner Canberra pied-a-terre, this residence puts you in the beating heart of the area, an easy walk to the Curtin Shopping Village, while moments to Canberra CBD. Lovingly presented and ready to enjoy, it's set to live/rent with nothing more to spend. Or you could reimagine it as your own. This immaculately presented Free Standing & Separate Title home makes the most of its generous width and side access to deliver a unique indoor/outdoor covered patio with extra wide sliding glass doors extending both indoor and outdoor living spaces. It's a beautifully presented home with a stylish new kitchen and bedrooms with leafy views. Only a short stroll to cafes, dining, new & popular Two Blind Mice restaurant & bar, Curtin village shopping will surprise, doctor, chemist, bank, post office, Coles supermarket, great range of eateries, it's a unique offering in the heart of Canberra, with the best of Curtin & Woden shopping centres on your doorstep. Perfect home for people of all ages from the very elderly or young professionals. Being sold for the first time in over 17 years! * Suit elderly or professional or small family who wants walking distance to schools, Curtin shops, Coles supermarket, doctor, pharmacy, bank, hairdresser, barbers, pizzeria, cafes, takeaway, bakery, local pub & quality restaurant's and wine bar and transport, it's all here & all in easy short walk from your front door with no body corporate or fees

Highlights

- Huge potential for your own touches
- Leafy green views & private outlooks
- In a row of proud character homes
- An ideal north-facing elevated setting & backyard with private patio
- Beautifully updated modern detail & natural light through out
- Ready to enjoy + add value in the future
- Free standing residence, security doors front and back
- Solar panels with generous electricity rebate
- Single large garage with auto door & light, new garden shed, plenty of storage
- Texture concrete paths around house
- Minimal maintenance external garden
- Living features extra wide sliding glass doors extending to outdoor covered patio
- Beautiful exposed timber beams in living
- Tiled and new carpet, window curtains and blinds, some double glazed windows
- Open plan lounge & dining, rev-cycle air-conditioning
- Two large bedrooms w/ built-ins
- Immaculate new kitchen & fresh bathroom spaces
- Separate full laundry, separate toilet
- Flexible home/investment/nothing to spend
- Easy walk to shops, cafes, bus, public & private schools
- Tucked-away quiet area minutes to Curtin shopping village which is undergoing improved development for further enhancement
- Commuting is easy 58 bus direct to city
- Curtin is included in Stage 2 of the light rail
- Minutes to Woden Westfield Shopping centre, CBD, bus interchange and quality schools at your door step
- Realestate.com has nominated Curtin in top spot for Canberra from the Hot 100 suburbs to watch 2023: Australia's best real estate prospects.

Year Built 1973
House Size 77m²
Block Size 181m²
Free standing home
Single level
Separate title
No Body corporate fees
Single large auto garage + new metal garden shed + full colorbond fencing, secure backyard
EER 2

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