

**95 Morgan Crescent, Curtin, ACT 2605**

**Sold House**

Monday, 14 August 2023



95 Morgan Crescent, Curtin, ACT 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 717 m2**

**Type: House**



Brett Hayman  
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## Contact agent

Positioned within a quiet tree lined street is this impeccably maintained and beautifully presented family home. The well proportioned design features large windows and skylights providing good natural light throughout and creating a welcoming space for relaxed living and entertaining. The extended floor plan offers two distinctive living areas. The original living room, positioned at the front of the home, flows past the meals area to the kitchen. The family room is at the rear of the home and provides a great space for kids to play. Both of the kitchen and family room open out to a large covered entertaining space and easy care backyard, beautifully planted with roses and yellow birds of paradise amongst other flowers. Accommodation is provided by 3 bedrooms, all with built in robes and the main bedroom with ensuite. Additional features include a study adjoining the family room, ducted gas heating and evaporative cooling, a double metal garage and additional carport. Positioned within this quiet street, you are just moments to the local shops, schools, ovals and transport as well as being convenient to the major city centres. Superbly presented and brimming with potential to further extend, renovate or re-build, don't miss this opportunity to gain a foothold in one of Woden's most sought after suburbs. Additional features:- Extended 3 bedroom family home- Excellent potential to improve the home to your taste, adding value - Great natural light- Main bedroom with ensuite- Formal and informal living areas- Large covered rear entertaining area- Ducted gas heating- Ducted evaporative cooling- Double garage - Single carport- Smoke alarms

Close proximity to: - The Curtin shops with: Coles, pharmacy, doctor, post office, dentist, optometrist, three hairdressers, Bendigo Bank, My Gourmet Delights and Red Brick cafes, Evoke Bakery, Two Blind Mice restaurant, the Prohibition bottle shop and the recently refurbished Statesman Hotel.- Curtin Primary School- Holy Trinity Primary School - Alfred Deakin High School- Canberra College - Curtin Neighbourhood Oval- North Curtin Playing Fields- Good Shepherd Anglican Church- Holy Trinity Catholic Church

Rates: \$4,760 pa Land tax: \$8,203 pa UV: \$1,049,000 EER: 1.0 Living: 137m<sup>2</sup> Block: 717m<sup>2</sup>