

24/145 Carruthers Street, Curtin, ACT 2605



Apartment For Sale

Friday, 12 July 2024

24/145 Carruthers Street, Curtin, ACT 2605

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 41 m2

Type: Apartment



Alexandra Rogers
0457586260

Offers over \$389,000

This single-level home combines the independence of a townhouse with the convenience of apartment living. Promising a coveted low maintenance lifestyle, this superb ground level apartment offers a quality home of comfort and style. It is set in a sought-after location close to Curtin shops, Westfield Woden, Canberra Hospital, various quality schools and public transport. The open-plan lounge and dining area is bright and welcoming with high ceilings, skylights and timber floors - a perfect central hub for relaxing at the end of the day. The lounge area's floor to ceiling glass doors allow for natural light and indoor-outdoor flow, and the kitchen is a dream for culinary enthusiasts - with plenty of storage and bench space. The bedroom features built-in robes, plush carpet underfoot, and picture windows. Additionally, the stylish combined bathroom and laundry is perfect for washing the day away. Located in a quiet neighbourhood, walkable to the Curtin shops, multiple cafes, restaurants and bars, this home offers everything you need on your doorstep. Your new home features: Bright living room with timber floors enjoys a leafy garden outlook Security door opens outside to a paved patio and garden Updated kitchen with electric cooktop and adjoining meals area Spacious bedroom is fitted with built-in shelf, wardrobe and plush carpet Stylish bathroom complete with laundry facilities Freshly painted in neutral tones and abundant natural light throughout Single allocated car space and plenty of visitor parking Fridge and Bosch washing machine included Complex boasts its own gardener Short walk to Curtin shops and easy access to arterial roads Close to the Westfield Woden, Canberra Hospital, Woden Bus Interchange and Future Light Rail Link

STATISTICS
Block: 15
Section: 100
Home size: 45.7m²
Porch: 3m²
House built: 1970
Rates: \$567.50 per quarter
Rental Appraisal: \$435 - \$450 per week
Land Tax: \$718.64 per quarter (if purchased as an investment)
Strata: \$833.29 per quarter
EER: 0

GET TO KNOW CURTIN
Located in the central Woden suburb of Curtin, this property provides the best of suburban living, while being close to everything. You'll love weekend brunches at the popular Redbrick Coffee Curtin, less than a minute walk away. The local Coles is a simple solution for your boutique ingredients or when you run out of milk. A slightly longer walk will see you at Westfield Woden with its wide range of shops, restaurants, cinemas and bars. Nature lovers will appreciate being close to Oakey Hill reserve. This property is in the school catchment for Curtin Primary, Hughes Primary and Alfred Deakin High School.