

**27 Macalister Crescent, Curtin, ACT, 2605**



**Duplex Semi-detached For Sale**

Thursday, 12 September 2024

27 Macalister Crescent, Curtin, ACT, 2605

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex Semi-detached**



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## A LOW MAINTENANCE LIFESTYLE IN A PREMIUM LOCATION

Positioned on the high side of the street with an easterly aspect to the front and located in a premium suburb with only a short driving distance to the Woden Town Centre, Curtin Primary school and the local shops, this much-loved duplex is ready to make it your own.

From the front porch, step into the light-filled lounge and dining room which opens out through a glass sliding door onto the paved entertaining area overlooking the well-established and low maintenance gardens. An electrically operated retractable awning provides shade over this area for entertaining family and friends during the warm summer months.

The updated kitchen with adjacent meals area has a large corner pantry, Miele induction cook top, electric oven with separate grill, dishwasher, and microwave hutch.

The main and third bedrooms have a built-in robe, and the renovated bathroom has a shower, toilet, tastic heater, vanity, heated towel rail and in-slab heating.

There is an additional toilet adjacent to the updated laundry room. The washing line is discreetly hidden by a bamboo screen behind the garage.

Car accommodation is provided by a single carport with a remote-controlled door and there is off street parking for one vehicle or a trailer alongside the driveway. To the rear of the carport, there is a garage which can be used as a storeroom, workshop, or a quiet space for the hobby enthusiast.

For those buyers who want to locate to a central Woden Valley premium suburb and do not want apartment living or for downsizers searching for a location close to the local amenities with minimal maintenance gardens, this home could be the one.

The suburb of Curtin is next to the suburbs of Yarralumla, Deakin, Hughes, Lyons and Weston. It is bounded by the Cotter Road, Tuggeranong Parkway, Yarra Glen and a green strip between it and Lyons to the south. Curtin is named after John Curtin, Australian Prime Minister between 1941 and 1945. Its streets are named after state premiers.

### Features:

- Single level duplex located in a premium suburb
- Entry via front porch
- Light-filled lounge and dining room with access onto the back garden
- Electrically operated retractable awning to shade paved entertaining area
- New carpet to the lounge/dining room, engineered bamboo flooring to the kitchen, adjacent meals area and hallway
- Updated kitchen with dishwasher, Miele induction cook top, electric oven with separate grill, large corner pantry, microwave hutch
- Retractable flyscreens to two large windows in the kitchen
- Built in robes to main and third bedroom
- Block out roller blinds to bedrooms
- Updated laundry room with storage cupboards and access to the back garden
- Separate toilet adjacent to the laundry room
- Single carport with remote controlled door
- Garage located to the rear of the carport suitable for storage or workshop
- Off street parking adjacent to the driveway
- Wall and ceiling insulation and 6.6 kw solar panels
- Instant gas hot water service
- Wall mounted reverse cycle air conditioner and free-standing gas heater
- Well established, low maintenance gardens with automatic irrigation to most parts of the garden

- Public transport accessed on Theodore Street
- NBN connectivity – fibre to the node

Statistics: (all measures/figures are approximate)

Block 2 Section 30

Land value \$850,000 (2023)

Block size 594 sqm

Rates \$1,082.34 per quarter

Land tax \$2,181.90 per quarter (if purchased as an investment property)

Living area: 113.34 sqm

Carport: 20 sqm

Garage: 27 sqm

EER 5

Rental appraisal: \$700 - \$750 per week unfurnished