

**2 Heales Place, Curtin, ACT, 2605**



**House For Sale**

Friday, 2 August 2024

2 Heales Place, Curtin, ACT, 2605

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## A Property with Endless Opportunity?

Set on a corner block, adjacent to prestigious homes this property offers endless opportunity for someone looking for a home that they can make their own.

It has a functional floor plan with the living space that includes a lounge room with nice open views, a bright dining area which is overlooked by the kitchen with good storage and bench space. The 3 bedrooms located at the opposite end of the home share a central bathroom and separate toilet.

Sitting on 834m<sup>2</sup> land this property offers you good space outside, with side access to the back yard and a separate garage plus workshop, ideal secure parking of trailers, camper trailers, caravans or boats.

Don't miss the future lifestyle potential this location offers!

- Light filled lounge room
- Kitchen with electric cooking
- 3 bedrooms
- Central bathroom
- Separate laundry
- Corner block
- Separate garage

Living size: 107.95m<sup>2</sup>

Garage size: 35m<sup>2</sup>

- 260metres walk to public transport
- 1km walk to Curtin Shops
- 1.6km walk to Curtin Primary School

Rates: \$4,227 (2023 approx)

Land tax: \$7,645 (If tenanted 2023 approx)

UV: \$838,000 (2023 approx)