

28 Nelson Place, Curtin, ACT, 2605

House For Sale

Thursday, 29 August 2024



28 Nelson Place, Curtin, ACT, 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Brett Hayman
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Private setting, backing reserve

For those looking for privacy, location and convenience, this spacious family home in the heart of Curtin is a must to inspect. Tucked away amongst landscaped gardens, complete with paved pathways and stone walls, and backing reserve, 28 Nelson Place offers a sense of seclusion, yet is just a short stroll to the Curtin cafés and shops, with proximity to public transport, recreational facilities and great schools.

Step inside to an impressive foyer with soaring high ceilings and parquetry flooring, setting a sophisticated tone that flows throughout the home. At the entrance level, there are two bedrooms with built in robes, and an expansive kitchen with ample storage and views over the reserve, connecting seamlessly to a casual dining area that is ideal for everyday meals or that much needed coffee break. The adjacent formal dining area offers a refined space for entertaining with direct access to an impressive wrap around alfresco area that overlooks the picturesque surrounds. For the family, the spacious living area exudes warmth and comfort, anchored by an open fireplace, with a versatile rumpus area that is perfect for all ages, as a playroom, a library or an additional living area. At the upper level, a mezzanine style master suite serves as a private retreat, with a private ensuite, and an adjoining study / fourth bedroom.

Enjoy the comforts of double glazed windows throughout, flexibility in temperature control, and take charge of those bills with the installed solar hot water system and solar power, and a massive underground rainwater storage tank.

Features:

- Split level four bedroom home on a 805m² block
- Set amongst landscaped gardens, backing reserve
- Impressive foyer entrance with parquetry flooring
- Expansive kitchen with views of the reserve
- Mezzanine style master suite with ensuite and adjacent room, ideal as a 4th bedroom, nursery or study
- Two bedrooms with split air-conditioning at the entrance level, both with built in robes
- Casual meals area and adjacent formal dining area, both with access to the outdoor entertaining deck
- Spacious lower level living area with open fireplace, gas heater and split air-conditioning
- Secondary living area / rumpus room / library
- Cellar
- Double glazed windows, solar power system, solar hot water, underground rainwater storage
- Undercover parking

EER: 0.0

Rates: \$4,509 pa (approx.)

Land Tax: \$9,171 pa (approx.)

Living Area: 238m²

Land Size: 805m² (approx)

Land Value: \$886,000 (2024)

Nearby

- Curtin Shops
- Woden Town Centre
- The Canberra Hospital
- Curtin Primary School
- Holy Trinity Primary School
- Alfred Deakin High School
- Canberra College