

3 Argyle Place, Curtin, ACT, 2605

LUTON

House For Sale

Friday, 9 August 2024

3 Argyle Place, Curtin, ACT, 2605

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House



Justine Burke

Solid, Much Loved Home Fronting onto Greenspace

Set on 685m² in 'Radburn Estate' and surrounded by established gardens, this solidly built home is for sale for the very first time, allowing a lucky new owner to make it their own.

The pretty gardens and abundant fruit trees are immediately welcoming, and once inside you will really feel at home with large windows taking in the leafy outlook with the greenspace providing a lovely backdrop. With a versatile floor plan, there is light-filled lounge room upon entry, a cosy family room and a dining space adjacent to the kitchen. The galley kitchen is the centre of the home and has seen some updates including Corian benchtops, and a gas stove.

Completing the home there are four bedrooms, an original but very neat bathroom, a separate toilet, reverse cycle split system and beautiful Tassie Oak timber flooring in the main living areas.

Offering a wonderful opportunity for those looking to buy into the sought-after suburb of Curtin, who appreciate a home that has character and a superb position don't miss your opportunity to build memories in this wonderful home.

Features:

- Quiet cul-de-sac position fronting onto greenspace, part of 'Radburn Estate'
- Concrete block construction
- 685m² parcel of land in the core zone
- Enclosed yard space
- Beautiful gardens with Pomegranate, Citrus, Fig and Feijoa trees just to name a few
- Lounge, family and dining areas
- Updated galley kitchen
- Four bedrooms, two with wardrobes that will stay
- Original, very neat bathroom
- Separate toilet
- Reverse cycle split system
- Two garden sheds
- Single carport plus off-street parking
- Easy walking distance to Curtin Primary, Holy Trinity, ovals, parks and the Curtin Shops
- Rental appraisal of \$650 to \$700 per week

EER: 3.5

Land Size: 685m²

Living Size: 121m² (approx.)

Land Rates: \$4,255 p.a (approx.)

Land Value: \$852,000 (approx.)