

3 Bray Place, Curtin, ACT, 2605

House For Sale

Monday, 14 October 2024



3 Bray Place, Curtin, ACT, 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Brett Hayman
0411414624

Charming home with private courtyards

Lovingly restored and extended over the years, this charming home exudes character and warmth with its lavish timber linings, high ceilings and timber floors throughout. From the charming street presence to the peaceful and private gardens, first home buyers, investors and downsizers will be impressed by the abundance of potential on offer at 3 Bray Place, Curtin.

A lovely blend of indoor/outdoor living, this home offers plentiful space, both inside and out. A substantial living area features high ceilings with exposed beams, timber lined walls, and access to a peaceful and private courtyard. The chef's kitchen boasts stainless steel benchtops and dishwasher, a timber serving area, and a built in servery to the adjacent dining area. Timber floors run throughout the kitchen and dining area, adding to the home's rustic appeal. The master suite enjoys plenty of built in storage, an ensuite with skylight, and direct garden access, while the second bedroom is ideally located at the front of the home, and a third bedroom lies adjacent to the living area.

Additional highlights include underfloor off-peak electricity heating, reversible high ceiling fans, and solar hot water. The combined family bathroom and laundry area feature slate tiles, retaining much of its original charm. The home handyman or hobbyist will love the internal hobby room, conveniently located to the rear of the home.

Outdoors, landscaped gardens offer a tranquil space to enjoy, with multiple courtyard areas, and a dedicated vegetable garden area. For extra convenience, there is also an undercover attached carport.

Features

- Landscaped 754m² block
- Substantial living area with timber linings, high ceilings and exposed beams
- Chef's kitchen with stainless steel benchtops, dishwasher, microwave, and timber serving area
- Built in servery to adjoining dining area
- Timber floors throughout kitchen and dining areas
- Master suite with ample built in storage and ensuite with skylight
- Underfloor off-peak electricity heating
- Solar hot water
- Combined family bathroom / laundry
- Internal workshop / hobby room /
- Landscaped grounds, vegetable garden area
- Undercover double carport, plus additional off-street parking area

EER: 0.5

Living Area: 160m²

Rates: \$4,560 pa (approx.)

Land Tax: \$9,296 pa (approx.)

Land Size: 754m²

Land Value: \$824,000 (2024)

Nearby

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