

**3 Crowther Place, Curtin, ACT, 2605**



**House For Sale**

Friday, 20 September 2024

3 Crowther Place, Curtin, ACT, 2605

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Brand new, single level and northerly positioned.**

### What you see:

Northerly positioned to the rear this brand new single level residence sprawls effortlessly across a generous yet manageable 809m<sup>2</sup> parcel of prime land covering an impressive 277m<sup>2</sup> of internal living in this highly desired enclave of Curtin. You enter the home through an impressive timber clad architectural entry leading you to a light filled floor plan with raked ceilings and exceptional detailing throughout the main living and entertaining areas that are drenched in sunlight. Located on the City side of Curtin you are positioned with easy access to main arterial roads and short commutes to the Woden and City CBDs. You are also just minutes to Holy Trinity, Curtin Primary and Curtin shops with substantial local amenity.

### What you see:

This central Canberra location is simply unrivaled and 3 Crowther Place offers the opportunity to unlock it all.

### See more:

Brand new single-level residence executed to the highest standard

Architecturally designed with North facing living areas

Feature entry

Gourmet kitchen with natural stone benchtops, butler's pantry and breakfast bar

Appliances include Miele double oven, stove, integrated dishwasher with smart opening and silent rangehood

Formal and informal living spaces with segregated living, floor to ceiling windows and lounge with custom joinery

Built in window seats

Segregated master bedroom with custom dressing room

Curved ensuite with under floor heating, dual vanity and open shower with skylight

Three additional spacious bedrooms with built in custom robes

Spacious main bathroom featuring wall hung vanity, under floor heating and heated towel rails

Ducted and zoned reverse cycle air conditioning with Airtouch control

Cabana with built in kitchen including bbq

Additional courtyard

Natural timber flooring and high quality carpets

Walk-in linen

Three phase power

Double glazed windows

5kw solar

Fully landscaped gardens, low maintenance with automatic irrigation

Provisions for pool installation

Internal wall insulation and sound proofing

Water tank

Double garage with Tesla car charger

NBN ready

CCTV security cameras

Within 4 minutes' drive to Holy Trinity Primary School

Within 4 minutes' drive to Curtin Primary School

Within 4 minutes' drive to Curtin Shops

Within 6 minutes' drive to Alfred Deakin High School

Within 10 minutes' drive to Canberra Grammar

Within 10 minutes' drive to Marist College

Within 10 minutes' drive to Canberra CBD

Living total: 277m<sup>2</sup>

Cabana: 13.5m<sup>2</sup>

Garage: 44m<sup>2</sup>

Block Size: 809m<sup>2</sup>

EER: 6.0

Built: 2024

Rental range: \$1,400-\$1,600 p.w

Rates: \$4,561 p.a

Land Tax: \$9,300 p.a

UCV: \$923,000 (2023)

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