

3 Munro Street, Curtin, ACT, 2605

LUTON

House For Sale

Monday, 26 August 2024

3 Munro Street, Curtin, ACT, 2605

Bedrooms: 4

Bathrooms: 2

Type: House

Amazing Potential in a Prime Curtin Location

Mina Etminan and Luton Properties are excited to present 3 Munro Street, Curtin – an exceptional opportunity for those looking to create their dream home in one of Curtin's best streets. This classic family home, located on the elevated flank of Curtin, offers a solid foundation with endless possibilities. The first-floor features three spacious bedrooms, all with built-in robes, along with a bathroom and an ensuite. The sunny, north-facing lounge room, living room, and kitchen provide a welcoming space, ready for a modern touch. Downstairs, the property includes a large sunny rumpus room, an extra multi-purpose room, a third toilet, a laundry, a cellar and a workshop, offering flexibility for various activities or additional storage. While the interior will benefit from some updating, the home's solid brick construction and well-maintained exterior showcases a lush, easy-care garden in both the front and backyards. The double carport adds practicality to this already promising property. Conveniently located just a short walk from Curtin Shops, local schools, and public transport, this home is perfect for buyers looking to invest in a fantastic location with plenty of potential. This is a rare chance to secure a home in a sought-after area and make it your own. Inspections are highly recommended, contact Mina Etminan at Luton Properties in Manuka to arrange a viewing today! Some Features Include:

- Prime location in one of Curtin's best streets
- Three spacious bedrooms with built-in robes
- Sunny, north-facing lounge room
- Large rumpus room, working areas and extra toilet on the ground floor
- Lush, low-maintenance front and backyards
- Double carport for added convenience
- Short walk to Curtin Shops, local schools, and public transport
- Excellent potential for renovation and personalization
- Inspections highly recommended

Additional Information: Land Size: 755m² Living Size: 214m² EER: 2UCV: \$1,000,000 (2023) Rates: \$5,748.8 per year Land Tax: \$12,212 per year Year Built: 1965