

3 Reynolds Street, Curtin, ACT 2605

House For Sale

Wednesday, 10 July 2024

3 Reynolds Street, Curtin, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 746 m2

Type: House



Robert Burns
0262095006



Jonathan Charles
0262095010

Auction 12.30pm, Thursday 1st August

Set in the sought-after and centrally located suburb of Curtin, this three-bedroom home offers ample opportunity for renovation or development of the prime land, sitting in RZ2 development area. A rare offering, the residence is surrounded by beautiful gardens, creating a private front abode, while the spacious backyard provides plenty of room for children and pets to play. The home spans 120m² of living space and is set on a generous 747m² parcel of land, offering plenty of potential for expansion. The original kitchen is designed to accommodate aspiring chefs with abundant storage and workspace, an electric cooktop, oven, and easy access to the dining area and sun room. The home includes three spacious bedrooms, one with built-in robes, all serviced by a central bathroom. 3 Reynolds Street enjoys access to all the amenities Woden Town Centre has to offer, including Westfield Woden Shopping Centre, cafés, shops, banking facilities, cinemas, clubs, the restaurant and bar precinct, public transport, and the upcoming light rail. Closer to home, you'll find parkland across the street, popular walking trails near Scrivener Dam, Curtin Shops, major arterial roads, and some of Canberra's finest schools, including Holy Trinity Primary School and Curtin Primary School. Going to auction 12.30pm, Thursday 1st August, unless sold prior!

Features: - RZ2 core zone, opposite park land- Three-bedroom, one bathroom home- Potential to renovate or rebuild- Established gardens to front- Two driveways to front of home- Tightly held street in sought-after location- Kitchen with abundance of storage, electric cooktop & oven- Two way bathroom- Ducted gas heating- Reverse cycle heating and cooling in both living areas- Detached studio - Garage with workshop- Tandem carport

Figures: - Living size: 120m²- Garage size: 44m² approx.- Block size: 746m²- Rates: \$4,700 p.a approx.- Land tax: \$8,500 p.a approx. - UCV (2023): \$936,000