

47 Throssell Street, Curtin, ACT, 2605

House For Sale

Friday, 9 August 2024



47 Throssell Street, Curtin, ACT, 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Brett Hayman

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Fantastic family home, great location

If you have spent weekend after weekend attending open homes, on the hunt for a lovely family home in an incredible location, then this one is for you! On a generous 915m² corner block with landscaped gardens, 47 Throssell Street, Curtin is ready for you to move in and make your own! Featuring a north-easterly aspect, open plan design, and a flexible floor plan, first home buyers, families and investors are sure to be impressed by this well-presented three-bedroom home, with and spacious rooms, a well-equipped open plan kitchen / dining area and private alfresco courtyard. Many an evening can be spent alfresco dining with family and friends, or relaxing in front of the gas log burner fireplace that features in the expansive living area, even appreciating a quiet moment in the adjacent sitting room.

For those who love to tinker, there is plenty of room for the toys and tools, with the property offering an enclosed workshed and an attached tandem style double carport. With everything at your fingertips, being on the bus route, and close to Curtin's shops, cafes and restaurants, sporting fields, and reserve parklands, 47 Throssell Street is your haven away from the bustle of the city, the place to embrace sanctuary. Don't miss out, call today to secure your inspection!

- Landscaped 915m² block, established gardens
- North-easterly aspect
- Well-presented home
- Open plan kitchen / dining, substantial storage and ample bench space
- Living area with gas log burner feature, adjacent sitting room
- Reverse cycle air-conditioning in the sitting room and main bedroom, ducted evaporative cooling throughout
- Three spacious bedrooms, two with built in robes
- Large family bathroom, with shower and bath, separate toilet
- Large lockable workshed, attached tandem carport with remote controlled roller door

Nearby:

- Curtin shops, cafes and restaurants
- Reserve parklands and sporting fields
- Children's playground
- Woden Town Centre
- The Canberra Hospital
- Holy Trinity Primary School
- Alfred Deakin High School
- On the bus route

EER: 1.5

Living Area: 146m² (approx)

Land Size: 915m²

Rates: \$4,651 pa

Land Tax: \$9,198 pa (approx)

Land Value: \$921,000 (2023)