

**5 Dawson Street, Curtin, ACT, 2605**



**House For Sale**

Thursday, 1 August 2024

5 Dawson Street, Curtin, ACT, 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Exceptional residence located in Curtin's desirable enclaves

It is not often when a property of this calibre is offered for sale, 5 Dawson Street is an exceptional turn key residence constructed and architecturally designed for comfort and luxury. Perfect in position, it is located opposite Dawson Street Gardens and in one of Curtin's desirable enclaves. This stunning home is ideal for any buyer seeking to secure their first piece of Curtin real estate, local residents looking to upgrade or downsize, or the savvy investor seeking a tasteful addition to their portfolio, this true oasis is sure to tick all the right boxes and many more.

Internally renovated by well renowned Paul Tilse Architects and Interiors, step inside and be captivated by the spacious, light-filled open plan living and dining area. This home has been meticulously designed to capitalise on orientation, practicality and natural lighting. The open plan living offers you a spacious dining area, timber flooring, Velux skylights, bespoke soft close joinery to house your television and sound system, ducted heating and a Panasonic reverse cycle heating and cooling unit for year-round entertaining.

For the astute home chef, the "U" shaped kitchen offers a practical and high-end layout to prepare homemade meals to perfection, offering you plenty of cupboard and bench space for easy and simple meal preparation. This kitchen is fitted with Miele appliances, a 90cm gas 5 burner hob, 60mm stone benchtops with waterfall edge, an externally ducted rangehood, bespoke soft close joinery, generous pantry and large splash backs. This luxurious kitchen incorporates built in wine storage and a Vintec wine fridge to preserve your finest wines.

Flowing seamlessly from the living area, the double-glazed tri fold doors open up to a covered alfresco area and large timber deck that looks over Dawson Street Gardens for easy entertaining. The resort style backyard is low maintenance including established gardens, an artificial grass courtyard, a veggie patch at the rear for the home cook and an abundance of spaces for hosting family and friends.

Unwind in comfort, this residence has 3 generously sized bedrooms all featuring timber flooring, built in robes and plenty of natural sunlight. The master bedroom has a generous ensuite, a reverse cycle air conditioner and a breakfast deck for private relaxation and your morning coffee. The second bathroom has been completely renovated to luxurious and modern-day standards. The bathrooms feature frameless showers, floating vanities, semi-recessed basins, face height storage, full height tiling and ample natural lighting for everyday usage.

Located in the sought after suburb of Curtin, experience the benefits of living just a minute's drive away from Curtin shops and restaurants, walking distances to Holy Trinity Primary school, Curtin Primary School and a moment's drive away from Woden Valley and experience all the amenities this premier inner south location has to offer.

If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Joshua Gutierrez on 0431 674 662.

### Key features:

- Perfectly positioned opposite Dawson Street Gardens
- Renovation interiors done by Paul Tilse Architects & Interiors
- Turn key dual occupancy residence
- Solar panels with 2011 Gross Feed-in scheme until 2030
- Open plan living and dining area
- Double glazed windows
- Tri-fold doors to outdoor area
- Velux skylights
- Timber flooring throughout
- Ducted heating
- Panasonic reverse cycle heating and cooling
- Miele kitchen appliances, 5 burner cooktop, oven and integrated steam oven
- Externally ducted Qasair rangehood

60mm stone benchtops with waterfall edge  
Glass splashback  
Vintec wine fridge  
Ample bespoke soft close joinery in kitchen  
Custom built-in TV unit with custom joinery  
3 generously bedrooms with built in robes  
Main bedrooms with new ensuite, reverse cycle air conditioning, ceiling fan and private timber deck  
Bathrooms with frameless showers, floating vanities, overhead basin, mirror shaving cabinets, full height tiling and ample natural lighting for everyday usage  
Renovated laundry room  
Built in linen storage  
Alfresco area  
Large timber deck area  
Gated front yard and secure rear yard to keep your pets safe  
Garden shed  
Single carport plus additional open car space  
Low maintenance outdoor space featuring artificial grass, established gardens and an abundance of space to entertain all year round  
Walking distance to Curtin shops, Holy Trinity Primary School and Curtin Primary School

Key figures:

Living area: 131m<sup>2</sup>

Block size: 394m<sup>2</sup>

Rates: \$4,143 p.a (approx.)

Land tax: \$6,461 p.a (approx.)

Body corporate (Inc sinking fund): \$2,870 p.a (approx).

EER: 1.5