

74 Carruthers Street, Curtin, ACT, 2605

House For Sale

Friday, 9 August 2024



74 Carruthers Street, Curtin, ACT, 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Brett Hayman

0411414624

Private setting - backing and adjacent to reserve

A fantastic opportunity is now available for you to secure a private family home, perfectly positioned on a spacious RZ2 zoned 908m² block, backing and adjacent to reserve. Located in the highly sought after and tightly held Curtin, the home offers a great blend of comfort, convenience and lifestyle, boasting three bedrooms, spacious living areas, and plenty of storage for the whole family.

Step into the light filled living area, complete with parquetry flooring and reverse cycle air-conditioning, and enjoy the beautiful leafy outlook, or whip up some culinary delights in the tidy and functional kitchen and dining area that overlooks the paved entertaining area outside. Featuring a covered pergola, alfresco dining with friends and family can be enjoyed all year round, and your comfort is taken care of with ducted gas heating, solar hot water and solar panels to reduce those energy costs. The accommodation of the three bedrooms offer built in robes and hardwood flooring and is serviced by an updated family bathroom.

There is a three car garage, and workshop and storage area, providing ample storage options for the toys, the tools and more. A fully fenced rear yard offers a safe environment for kids and pets, and direct access to the local schools without the need to cross a road adds that extra layer of convenience.

This home is ideal for anyone looking for a peaceful location with modern convenience. Don't miss out on the opportunity to make this house your home. Call today to arrange your inspection and experience the charm and comfort of this wonderful property firsthand!

- Large 908m² block, backing and adjacent to reserve, RZ2 zoning
- Three bedroom home, each bedroom with built in robe and hardwood flooring
- Light filled living area, parquetry flooring, leafy outlook
- Tidy and functional kitchen with dining area
- Covered outdoor entertaining area
- Reverse cycle air-conditioning in the living areas, ducted gas heating (enabled to be shut off to the bedrooms)
- Solar hot water, solar panels
- Three car garage, workshop and storage area
- Fully fenced rear yard
- Direct access to local schools without having to cross a road

- EER: 0.0
- Living: 113m² (approx)
- Rates: \$3,912 pa (approx)
- Land Tax: \$7,695 pa (approx.)
- Land Size: 908m²
- Land Value: \$810,000 (2023)

Nearby:

- Curtin Shops
- Woden Plaza
- The Canberra Hospital
- Holy Trinity Primary School
- Alfred Deakin High School