

**74 McCormack Street, Curtin, ACT, 2605**



**House For Sale**

Wednesday, 21 August 2024

74 McCormack Street, Curtin, ACT, 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Charming Single-Storey Home in a Desirable Location

Holding a corner block position in a prized pocket of Curtin, this beautiful home spans across 117m<sup>2</sup> of living space and provides a rare purchase opportunity not often offered to the market.

Located in an ultra-convenient area, this single-storey home has bright, well-appointed interiors that seamlessly flow into private, richly planted gardens. With floor-to-ceiling peaked windows offering stunning views of the manicured front yard, this home delivers a perfect lifestyle in the heart of Woden Valley.

Featuring three comfortable bedrooms, including a segregated master bedroom retreat with an ensuite, this home is designed for relaxation and privacy. The well-appointed kitchen flows into a spacious family room area, making it ideal for both entertaining and daily living. Freshly updated and ready to move in, this home is a turnkey haven awaiting its new buyers.

Situated only moments from Curtin shops, which offer an array of different restaurants, cafes, and amenities, this home ensures convenience at your fingertips. It is located across from Curtin Primary and falls within the catchment area for renowned schools, making it perfect for families. Additionally, a short drive will take you to Woden Westfield and the CBD, ensuring that everything you need is right at your doorstep.

- Corner block position in prized Curtin area
- 117m<sup>2</sup> of living space
- Single storey home with bright, well-appointed interiors
- Light-filled living area with floor-to-ceiling peaked windows overlooking manicured front yard and gardens
- Three quiet and comfortable bedrooms, including a segregated master bedroom retreat with ensuite
- Well-appointed kitchen flowing into spacious family room
- Immaculate interiors, freshly updated and move-in ready
- Northeast aspect allowing the living room to capture natural light
- Suitable for upsizers, downsizers, and astute investors
- Private, richly planted gardens
- Moments from schools, the city, Curtin Village
- Close to Curtin shops with restaurants, cafes, and amenities
- Across from Curtin Primary and in catchment for renowned schools
- Short drive to Woden Westfield and the CBD

Living area: 117m<sup>2</sup>\*

Unit entitlement: 51%

Block: c418.2m<sup>2</sup>\*