

9 Dry St, Curtin, ACT, 2605

House For Sale

Friday, 23 August 2024



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Immaculate, Impressive and Rich in History

Tastefully modernised and located in a quiet loop street in one of Woden's most sought after suburbs, this unique 4 bedroom family home is the perfect combination of sophistication and originality. Fully renovated in 2016 by award winning builder Status Living and Winner of the 2016 HIA ACT/Southern NSW Awards Renovation Project of the Year, the emphasis on relaxed living, functionality and entertainment is immediately evident.

Capturing the landscaped gardens and flooded with natural light through an abundance of large double glazed windows, the open plan design is also seamlessly connected with a large outdoor entertaining deck through double sliding doors. Immaculately cared for and now freshly repainted internally, there truly is nothing left to do, except move in and enjoy this impressive offering.

The Canberra Red Brick feature wall is a standout addition, providing an artistic and thoughtful contrast to the contemporary design while acknowledging an iconic piece of Canberra's history. But the heart of the home is undoubtedly the well-appointed and intelligently crafted kitchen, with waterfall stone bench tops, breakfast bar, oak joinery, modern appliances and plenty of soft close storage options.

All the bedrooms are of good proportion and include built in robes, while the main bedroom is enormous with a custom-built walk-in robe and sizeable ensuite with twin vanity, heated towel rails and double showerhead. All the bedrooms connect to an additional living area made to be a rumpus or study area, while the main bathroom is very spacious and includes bathtub with niche shelving, separate shower and floating vanity.

Making your way down from the deck into the secure yard for the kids or pets alike to play safely and privately and the setback double brick garage offers plenty of parking options or an excellent spot to shoot some hoops. Low maintenance and aesthetic gardens create excellent appeal from the street and surround the home providing additional privacy.

Conveniently located just moments from the recently rejuvenated Curtin shops, sought after public and private schooling options, the Woden town centre and Canberra Hospital. Public transport and main arterials north and south connect you to anywhere you don't want to walk, it is no surprise Curtin is so desired.

Do not delay, register your interest online, call your sales agents and attend an upcoming open home, this is a home not to be missed.

Features:

- Entire house fully renovated in 2016, with further updates since.
- freshly repainted internally
- double-glazed windows
- fully insulated throughout including floor, walls and ceiling.
- ducted gas heating
- evaporative cooling
- ceiling fans in main living and main bedroom
- hardwood floors
- custom cabinetry throughout the home
- sensor security lighting
- downlights under the eaves
- Solar system
- 5,000L water tanks
- oversized double brick garage with remote access and custom storage
- front and rear hardwood decks recently restored
- custom Italian designer BBQ wall mounted on deck
- Miele Induction cooktop

- brand new Schweigen rangehood
- LED strip lights in kitchen
- soft close draws
- 25L instant separate hot water system in kitchen
- under bench storage on both sides of bench
- extra large main bedroom with custom built WIR & spacious ensuite
- separate living area / rumpus / study
- quiet loop street next to parkland and green space
- 10 minutes walk to Woden

UCV: \$764,000

Block Size: 764m²

House Size: 173m² internal living (approx.) + 43m² (approx..) garage

Year of Construction: Circa 1967

EER: 5.5 Stars

Outgoings:

General Rates: \$992 p/qtr (approx.)

Land Tax (investors): \$1,774 p/qtr (approx.)

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