

**19 Darglish Street, Curtin, ACT 2605**



**House For Sale**

Monday, 23 December 2024

19 Darglish Street, Curtin, ACT 2605

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Alec Brown  
0406866007



Archie Cheeseman  
0490317155

## Auction 02/02/2025

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The first open home will be scheduled for Saturday, 11th January 2025. Tightly held since the 70's, this exceptional offering in the heart of Curtin is the type of opportunity often sought but seldom found. From the quiet verge of the family friendly street, established gardens warmly invite you to the front door. Inside, you're greeted by a home left largely to a bygone era but lovingly maintained over the decades of ownership. The 'ex-govie' footprint is as typical as it is practical, with three generously sized bedrooms tucked to the side of the living areas, ensuring privacy and peace. An updated bathroom simplifies daily living, blending contemporary convenience with timeless charm. Easy care and practical the home is immediately rentable or liveable while inspiration takes hold. Outside, a secure single garage complements the maintained gardens, ready to inspire your inner gardener. Enjoy the rewards of your own vegetable patch and fruit tree, perfect for fresh, homegrown produce. The overarching appeal is in the coveted land itself; a gently sloping 728m<sup>2</sup> parcel prime for a future family home in a location deserving of the energy and effort. Seconds from the local playground and moments from the schools and shops it's likely the next owners of this considered corner of Curtin will enjoy numerous decades of enjoyment as well. Property Features Include: • Light and bright living room • Open plan dining and kitchen • Kitchen fitted with a free standing electric oven and stove top • Three generous sized bedrooms • Modern bathroom fitted with all the essentials • Full sized laundry with internal and external access • Established and maintained surrounding gardens • Fruit tree and vegetable garden • Single car garage • EER: 0.5 • Living: 93.83sqm • Block: 727sqm • Garage: 30.75sqm • UV: \$773,000 (2024) • Rates: \$4,181pa • Land tax: \$7,546sqm

Close Proximity To: • Curtin shops • Westfield Woden • Canberra Hospital • Canberra CBD • Curtin Primary School • Holy Trinity Primary School • Canberra College • Local parks & sporting ovals • Arterial roads, public transport, foot & bike paths

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.