

**31 McCormack Street, Curtin, ACT, 2605**

**House For Sale**

Thursday, 14 November 2024



31 McCormack Street, Curtin, ACT, 2605

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



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## Bright and airy four bedroom home with a self-contained flat

Discover the charm and space of this two-level, double brick family home, set in a peaceful neighborhood and perfect for multi-generational living or added rental income. This largely original four-bedroom residence offers functional family living on the upper level with a separate self-contained flat on the lower level, allowing for versatility and privacy.

Upstairs, the bright and airy living area benefits from spacious windows that face directly East and directly North, creating a warm and welcoming environment for relaxing or entertaining. A separate kitchen with a freestanding electric oven provides ample cooking space, while the dining area flows seamlessly for family meals. Each of the four bedrooms is fitted with built-in robes, with the master suite enjoying the added convenience of an ensuite. The family bathroom, complete with a bath and shower, is accompanied by a separate powder room, providing further comfort and functionality. Ducted reverse cycle, zoned air-conditioning ensures year-round comfort throughout this level.

Downstairs, the self-contained flat offers its own entrance, laundry, and a well-planned layout, making it ideal for extended family or potential rental use. There's also a substantial storage area, perfect for keeping things organized and accessible.

Outside, a delightful alfresco area leads to a generous backyard, creating a space to entertain, garden, or let the kids play. With a double-brick construction and durable concrete roof tiles, this home is built to stand the test of time. Set just a short walk from local reserves and playing fields, it provides a blend of comfortable living and outdoor convenience.

### Property Features:

- Upper level with four bedrooms, each with built-in robes
- Master suite with ensuite; family bathroom with bath and shower, plus separate powder room
- Separate kitchen with freestanding electric oven, and dining area
- Spacious windows facing directly East and directly North in the living areas, offering ample natural light
- Ducted, zoned reverse cycle air-conditioning for all-season comfort on the upper level
- Self-contained flat on the lower level with separate entrance and laundry
- Large storage area on the lower level
- Double brick construction with concrete roof tiles for durability
- Alfresco area leading to a substantial backyard, ideal for outdoor activities
- Sealed driveway and walking distance to nearby reserves and playing fields

EER: 2.5

Rates: \$5,003 pa (approx.)

Land Tax: \$10,384 pa (approx.)

Living Area: 155m<sup>2</sup>

Land Size: 821m<sup>2</sup>

Land Value: \$918,000 (2024)

### Nearby

- Curtin Shops, cafes and restaurants
- Woden Westfield and Woden Town Centre
- Curtin Primary School
- Holy Trinity Primary School
- Alfred Deakin High School
- Canberra College