

61 Curlewis Crescent, Garran, ACT, 2605

House For Sale

Thursday, 21 November 2024



61 Curlewis Crescent, Garran, ACT, 2605

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Chris Wilson
0418620686



Jack Wilson
0402367713

Your Garran opportunity awaits!

Nestled behind the privacy of a mature garden is this full brick family home. Featuring 5 spacious bedrooms, an ensuite bathroom and space for your family to grow. Upon entering the home, you will find the formal living and dining area that enjoys a pleasant outlook onto the tree lined street.

Connected is the open plan kitchen & dining area, with the kitchen being solid timber allowing you to prepare meals with ease. It opens onto a rear deck that overlooks the lush, green shrub and tree lined back yard. Children will enjoy spending hours playing and hiding amongst the many trees and chasing their friends on the paths that wind their way through the backyard.

The upstairs bedroom wing consists of 4 bedrooms, the main with an ensuite bathroom and mirrored sliding robes whilst the 5th bedroom is located downstairs. This area could also be an office space if required. Both bathrooms are modern and decorated in clean white lines that will be easy to keep clean.

There is internal access to the double garage and laundry as well as the 5th bedroom and small utility area. Both garage doors are automatic for your added convenience.

Some of the notable benefits of this home include:

- Freshly painted interior & exterior
- Close to Garran shops, Primary school and Canberra Hospital
- Short distance to the walking trails that surround Red Hill nature reserve
- Easy access to roads that lead to Woden town centre and Fyshwick
- Ducted evaporative cooling
- Ducted gas heating
- Internal access to the double garage
- Large covered front porch area

UCV: \$1,000,000

Block Size: 886m²

Year of Construction: 1967

EER: 2.0

Outgoings:

General Rates: \$1,303 p/qtr (approx.)

Land Tax (investors): \$2,723 p/qtr (approx.)

Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.