

**71 Jennings Street, Curtin, ACT, 2605**

**House For Sale**

Thursday, 24 October 2024



71 Jennings Street, Curtin, ACT, 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Brett Hayman

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## Architect designed home with spacious courtyard and modern comforts

Located in a highly sought-after area, this architect designed dual occupancy home combines modern living with thoughtful design. Featuring a large, north-facing private courtyard, the property enjoys abundant natural light, two living areas and a flexible floor plan, ideal for growing families or those who love to entertain.

At the heart of the home is a sleek, modern kitchen equipped with an induction cooktop, ideal for culinary enthusiasts. The living areas are freshly updated with new flooring. The master suite is a private retreat, segregated from the other bedrooms for added privacy, and includes a walk through robe, built in shelving, new Nordic Blinds and ensuite. The two remaining bedrooms also feature built in robes, and are serviced by the main family bathroom, complete with a luxurious spa bath for relaxation.

The home is equipped for year-round comfort with reverse cycle electric heating and cooling, backup ducted gas heating and evaporative cooling. The home also boasts solar panels, enhancing energy efficiency, and significantly reducing energy costs.

Built-in storage solutions are plentiful throughout, ensuring both functionality and practicality. Outside, the established native gardens provide a serene, low-maintenance setting, making this an ideal home for anyone looking for a modern, low-maintenance lifestyle in a great location.

### Features

- Modern three bedroom dual occupancy residence in a great location
- Private, north-facing courtyard with a fish pond
- Open plan kitchen / dining / family area
- Sleek kitchen with induction cooktop
- Secondary living room which could also be used as a fourth bedroom / play room / rumpus retreat
- New flooring throughout main living area, and carpet in bedrooms and second living area
- Segregated master suite with built in shelving, walk through robe, and ensuite
- New Nordic Blinds in master suite and living area
- Two remaining bedrooms with built in robes
- Family bathroom with luxurious spa bath
- Generous amounts of built in storage, plus study nook with filing cabinet and ample drawers and cupboards
- Large laundry with abundant storage and pantry
- Reverse cycle electric heating and cooling, with back up ducted gas heating and evaporative cooling
- Double glazed windows throughout
- 6.6kw solar panels, installed in 2021
- High speed broadband internet
- Oversized single car garage

EER: 6.0

Rates: \$4,134 pa (approx)

Land Tax: \$6,435 pa (approx)

Living Area: 141m<sup>2</sup>

### Nearby

- Curtin Primary School
- Holy Trinity Primary School
- Alfred Deakin High School
- Canberra College
- Westfield Woden
- Curtin Shops

