



31 Theodore Street, Curtin

Charming Classic Home in Great Location

This three bedroom home in Curtin is a rare find, featuring separate living and dining, spacious kitchen, built-in robes, and so much more!

Situated in a great location, being walking distance from Holy Trinity Primary School, Curtin Primary School, local shops and public transport.




The traditional kitchen opens to a large dining and meals area that provides the perfect space for entertaining guests.

All three bedrooms are generous in size and offer built-in wardrobes.

The private courtyard has easy care gardens, making this space ideal for winding down of an afternoon.

Features include:

- Dishwasher
- Separate lounge and dining rooms
- Large, oversized kitchen
- " Single garage
- " Established courtyard garden —maintained by the owner!

3  1  1 

FOR RENT

Please Call

AGENTS

Jenna Cattanach

0487 128 589

jenna.cattanach@ljhcanberracity.com.au

AGENCY

LJ Hooker Canberra City

(02) 6249 7700

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Proximity to schooling, public transport, and shopping
- Minutes to Woden and well situated to the City

No current EER

This property complies with the current minimum ceiling insulation standard.

Suburb Snapshot:

Curtin is named after John Curtin, Australian Prime Minister between 1941 and 1945. Its streets are named after state premiers.

It is next to the suburbs of Yarralumla, Deakin, Hughes, Lyons and Weston. It is bounded by the Cotter Road, Tuggeranong Parkway, Yarra Glen and a green strip between it and Lyons to the south.

Curtin shopping centre offers the following services: Coles supermarket, post office, newsagent, bank, real estate agent, chemist, hairdresser, barber, travel agent, optometrist, florist, bakery, greengrocer and numerous cafes and coffee shops. Of note is the Curtin Milk Bar which was the longest running cafe in the area. Its style and operation remained unchanged since the 1970s until its closure in December 2017. Nearby is Curtin Scout Hall.

The suburb celebrated the fiftieth anniversary of the arrival of its first residents in 2014. As part of that celebration, the Canberra & District Historical Society, which is headquartered at the shops, helped local residents to record oral histories of their memories. They can be accessed on a Web site called Curtin Living Memories. Residents subsequently compiled and published a book on life in the suburb called, Curtin Turns 50.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

EER ★★★★★

MORE DETAILS

Property ID 2EGDFHK
Property Type House
Including Built-in-Robes
Secure Parking

Jenna Cattanach 0487 128 589

Property Investment Manager |
jenna.cattanach@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



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