

10 Philp Place, Curtin

The love story begins here. Limitless potential in the Radburn Precinct

Auction Location: On Site

Positioned within the tightly held Radburn Precinct of Curtin, this much-loved home presents a rare opportunity to secure a piece of Canberra's architectural and community history. Privately nestled amongst established gardens and adjacent to the precinct's signature greenspace and winding walkways, the home offers a lifestyle defined by connection, tranquillity and enormous future potential.

Held within one of Curtin's most admired pockets, 10 Philp Place invites its next custodian to thoughtfully restore and renovate the existing residence, celebrating the heritage character that remains.

Inside, the home retains a warmth and authenticity that pays homage to the era, with quality timber flooring, timber detailing to the bathroom and a charming slow combustion fireplace adding character and nostalgia throughout. The flexible four-bedroom layout provides the perfect foundation for a contemporary transformation, while the expansive front, rear and side yards, filled and framed by established

4 1 4

FOR SALE

Auction

AGENTS

Jane Macken

0408 662 119

jane.macken@ljhwodenweston.com.au

Emma Irwin

04224 15008

emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston

(02) 6288 8888

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.



gardens, create an exceptional sense of space, privacy and possibility.

Beyond the home itself, it is the location that truly sets this offering apart. Extending directly to the shared greenspace, the property embraces the very essence of Radburn living - where walkways weave through landscaped reserves, neighbours know one another, and the surrounding homes reflect decades of creativity, care and long-term ownership. A stroll through the precinct reveals beautifully extended and reimagined residences, each uniquely contributing to the rich character and enduring appeal of the area.

Just a short walk or bike ride from local schools, parkland, playgrounds and ovals, the vibrant Curtin shopping precinct and Woden Town Centre, this is a rare opportunity to secure a future-proof position within one of Canberra's most historically significant and community-minded enclaves.

Features:

- Located within the highly regarded Radburn Precinct.
- Generous RZ2 block offering future flexibility and opportunity
- Opportunity to renovate, extend or reimagine
- Four-bedroom home with original character elements including quality timber flooring, charming slow combustion fireplace and timber detailing to the bathroom
- North facing front door and living areas
- Front deck overlooking established gardens
- Spacious kitchen footprint with adjacent dining space
- Bathroom with bath, separate shower room and separate WC
- North facing living area with R/C heating and cooling unit
- Extensive front, rear and side gardens with established florals and natives
- Block adjacent to extensive greenspace and walkways
- All services are underground to maintain a clutter-free landscape
- Radburn houses overlook the greenspace or walkways and the cul-de-sacs are at the back of the properties where the garages are located
- Double garage with workshop/storage space
- Close to all levels of educational facilities, shops and Woden Town Centre
- Peaceful, community-focused setting
- An inclusive Curtin Residents Association organises community events to enhance the character of Curtin and makes submissions on policy proposals

Land size: 887m² (approx.)

Living size: 115m² (approx.)

Land value: \$887,000 (2025)

Rates: \$4,974 p.a (approx.)

Land tax: \$10,363 p.a (approx.)

Construction: Ex-Gov residence circa 1965 (approx.)

EER: 5.5 stars



MORE DETAILS

Property ID	JXEH5W
Property Type	House
EER	5.5

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

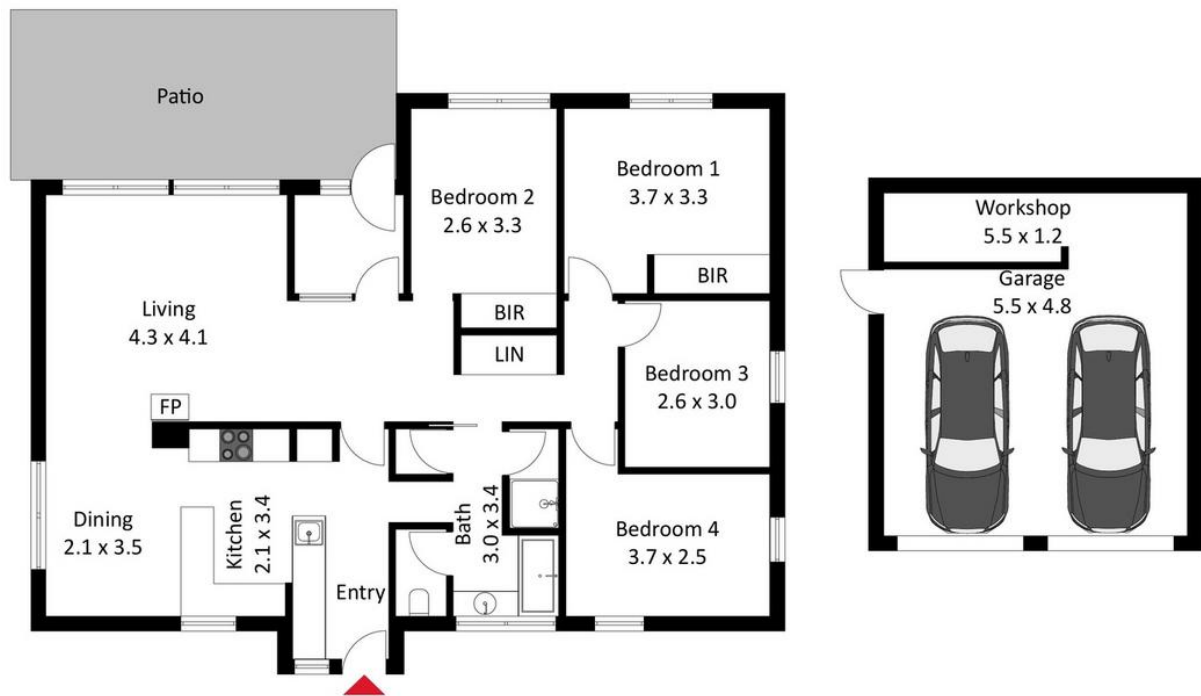
Emma Irwin 0422415008

Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

10 Philp Place, Curtin