



14 Morgan Crescent, Curtin

North-Facing Family Home

It's not often that a charming home in this tightly-held pocket of Curtin becomes available. Discreetly positioned on a generous, low-maintenance RZ2 block, this desirable family home presents a rare opportunity for the discerning buyer.

Positioned on a generous 722m² block and filled with natural light, an inviting and practical layout offers immediate comfort- featuring fully ducted reverse cycle air conditioning, polished hardwood floors, spacious north-facing living areas, a functional well-appointed kitchen overlooking the backyard, three generous bedrooms and an oversized double garage.

The expansive, enclosed backyard provides plenty of space for children and pets, while offering endless possibilities to create your dream outdoor entertaining area or future extension. Recent ACT urban planning changes (Missing Middle) also make this property an outstanding proposition for a boutique development.

Conveniently located in a quiet loop street within a short walk to Curtin shops and quality schools, this unique lifestyle offering is equal distance to the Deakin Business Precinct, Woden Town Centre and Canberra Hospital.

3 1 2

FOR SALE
\$1,335,000 - \$1,375,000

VIEW
By Appointment

AGENTS

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AGENCY

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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.



An outstanding opportunity to secure a comfortable character home in one of Canberra's most popular inner suburbs.

Features:

- Northerly aspect
- Ducted reverse-cycle air conditioning
- Generous light-filled living spaces and bedrooms
- Polished hardwood floors
- Large double garage
- Spacious enclosed backyard
- Short stroll to shops and schools
- RZ2 development potential

Figures:

Rates: \$5,667 p.a.

Block: 722m²

Living: 103m²

EER: 1

MORE DETAILS

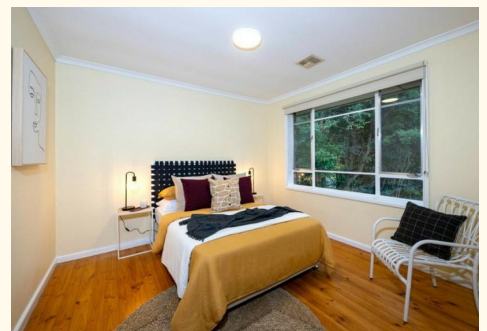
Property ID	K3ZH5W
Property Type	House
House Size	102 m ²
Land Area	722 m ²
EER	1

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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.