



Curtin, 2 Verran Place

OUTDOOR ENTERTAINERS DREAM

Perfectly private, loved and nurtured, this delightful family home has been renovated and extended with a large focus on outdoor entertaining and the garden of your dreams. Nestled in the highly sought-after suburb of Curtin within walking distance to the local shops and pre/primary schools this family friendly floor plan is well-designed and practical.

Privately positioned behind beautiful front gardens, the home takes advantage of its corner position, allowing for a beautiful front garden with spacious lawns and colourful florals surrounding. Stepping inside, the spacious formal living and dining room allows for entertaining, though able to be closed off for separation when desired, with easy access through to the family room and kitchen. Boasting plenty of bench space for all your culinary skills, with gas cooktop, oven and dishwasher plus plenty of bench and storage space.

This delightfully open plan space flows out to the outdoor entertainment area for larger family gatherings, the spacious covered deck with ceiling fan flowing out to the large flat



Disclaimer: 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.



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For Sale
\$1,299,000 +

View
ljhooker.com.au/GWDH5W

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EER

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grassed area and established surrounding florals and greenery, giving a beautiful backdrop and ultimate privacy. Picture birthdays, holidays, summers or any type of celebration, this peaceful and spacious backyard offers many places to create memories that will last.

Four spacious bedrooms to hold all things dear to family members. The master bedroom is a recent addition, offering a spacious walk-in robe, modern ensuite and private deck. The other three bedrooms all feature built in robes and are serviced by the main bathroom which includes a bath, shower and separate WC.

Additional improvements include solar panels, double glazing throughout, ducted electric heating and cooling, concealed clothesline and utilities area plus double carport.

Positioned in quiet cul-de-sac, a short stroll away from Curtin Pre and Primary Schools, the Curtin shops, the ever-popular Redbrick Cafe, Coles, and other amenities plus the Woden Town centre and Canberra Hospital are also close by.

- Large, 834m² block poised within a quiet cul-de-sac
- Private and spacious front garden
- Separate living and family rooms, both benefiting from north facing windows
- Comfort of ducted electric heating and cooling
- Master bedroom includes large walk in robe, modern ensuite and private deck
- Three additional bedrooms with built in robes
- Main bathroom includes bath, shower and separate WC
- Kitchen with gas cooktop, dishwasher and ample cupboard and bench space
- Spacious covered rear deck with ceiling fans
- Beautifully established garden with flat lawns, florals and greenery offering privacy
- Double carport
- Large separate laundry with storage
- Double glazing throughout
- Solar

Block size: 834m² (approx.)

Living size: 149m² (approx.)

Land value: \$836,000 (2023) (approx.)

Rates: \$4,476 p.a (approx.)

Land tax: \$7,208 p.a (approx.)

Construction: Ex-Gov circa 1960s (approx.)

EER: 3 stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

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More About this Property

Property ID	GWDH5W
Property Type	House
House Size	149 m ²
Land Area	833 m ²
EER	3

Jane Macken 0408 662 119

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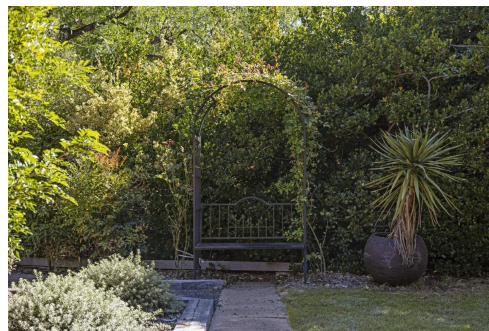
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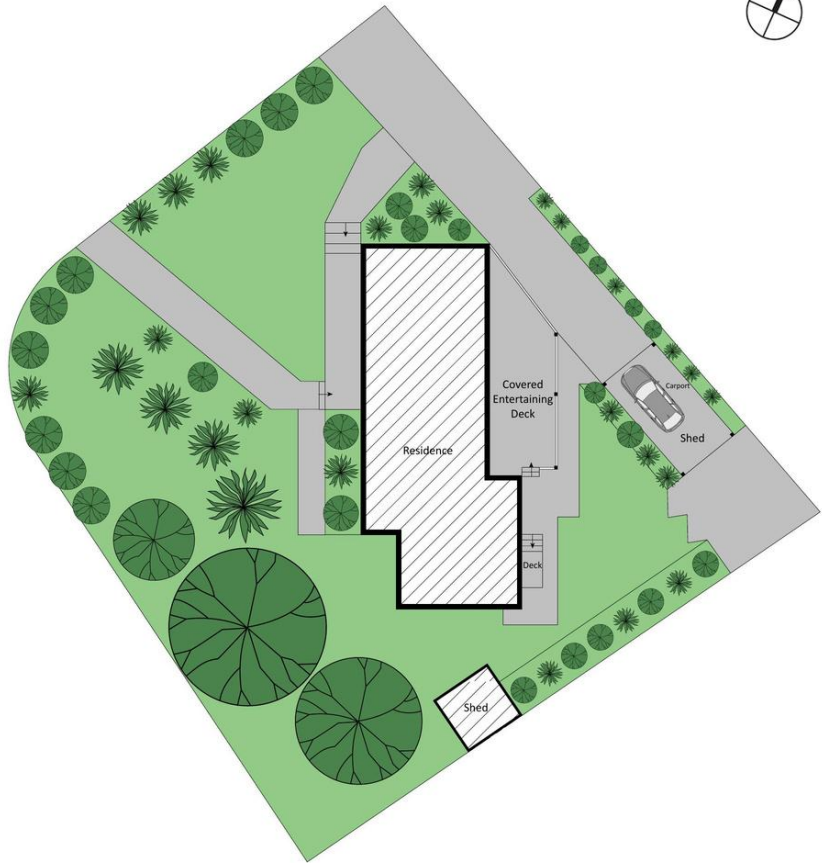
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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