






21 Ryan Street, Curtin

Charming Family Living with Space, Character & Exceptional Convenience in the Heart of Curtin

Tucked away in a peaceful, family-friendly street, 21 Ryan Street, Curtin presents an exceptional opportunity for upsizers, first home buyers, or anyone seeking space, comfort, and classic charm.

This well-maintained four-bedroom, two-bathroom home offers a thoughtful layout designed for both everyday living and entertaining. The light-filled bedrooms are positioned for privacy, with the master suite complete with its own ensuite, while the remaining bedrooms are serviced by a renovated bathroom and a separate, sunlit toilet.

Inside, the home showcases timeless character with high ceilings, an elegant archway, and original timber flooring, complemented by quality timber shelving throughout. The spacious living areas are kept comfortable year-round with ducted gas heating, while reverse cycle heating and cooling in the living area and guest bedroom adds further flexibility. The kitchen is well-equipped with an electric stove and ample storage, flowing seamlessly into the main living and dining

4  2  2 

FOR SALE
\$1,580,000 - \$1,640,000

VIEW
Sat 25th Apr @ 1:15PM - 1:45PM

AGENTS
Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

zones.

Outdoors, the property truly shines. A generous backyard provides the perfect setting for entertaining, children, or pets, complete with an alfresco area and a large storage shed. Rear access to a substantial double garage with workshop space offers added convenience for trades, hobbyists, or additional storage. A water tank further enhances the home's practicality.

Perfectly positioned, the home enjoys close proximity to local shops, quality schools, and parklands, making everyday living effortless. The nearby Curtin shopping precinct offers a range of cafes, eateries, and essential services, while easy access to major arterial roads ensures a smooth commute to the CBD and surrounding areas. This convenient yet quiet location strikes the ideal balance between lifestyle and accessibility.

With its combination of space, character, and functionality in a quiet Curtin location, this is a home designed to grow with you and cater to every stage of family life.

- Four spacious bedrooms, including a private master with ensuite
- Two bathrooms, plus separate sun-filled toilet
- Light-filled bedrooms, thoughtfully separated from the master for privacy
- Built-in cupboard storage throughout
- Accented by high ceilings, classic timber finishes and an elegant archway
- Original timber flooring complemented by quality timber shelving
- Spacious living areas with ducted gas heating (living and kitchen)
- Reverse cycle heating and cooling in living area and guest bedroom
- Functional kitchen with electric stove and ample storage
- Large backyard, ideal for entertaining, children, and pets
- Alfresco area for outdoor dining and relaxation
- Double garage with generous workspace
- Rear access to garage for added convenience
- Large storage shed
- Water tank for added efficiency
- Quiet, family-friendly location
- Close to local shops, schools, parks, and transport links

Nearby

- " Curtin Shops —approx. 3-minute drive (1.2km); local hub with cafes, restaurants, pharmacy, and everyday conveniences
- " Westfield Woden —approx. 6-minute drive (3.5km); major shopping centre with retail, dining, cinemas, and services
- " Canberra Hospital —approx. 7-minute drive (4km); key medical and employment hub
- " Curtin Primary School —approx. 3-minute drive (1.3km); well-regarded local primary school
- " Alfred Deakin High School —approx. 6-minute drive (3.8km); popular secondary school option
- " Marist College Canberra —approx. 5-minute drive (3km); established private boys' school
- " St Clare's College —approx. 10-minute drive (6km); respected private girls' school
- " Curtin Ridge Nature Reserve —within walking distance; ideal for walking trails and outdoor recreation
- " Stromlo Forest Park —approx. 10-minute drive (7km); mountain biking, running tracks, and outdoor activities
- " Lake Burley Griffin —approx. 10-minute drive (6km); walking, cycling, and leisure activities
- " Canberra CBD —approx. 12-minute drive (8km); employment, dining, and entertainment precinct

EER: 1
Rates: \$1,394pq (approx.)
Land Tax (for investors): \$2,977pq (approx.)
Internal Living: 154sqm (approx.)
Outdoor Living: 75sqm (approx.)
Block Size: 851sqm (approx.)
UV: \$969,000 (2025)
Year Built: 1956
Rental Appraisal: \$850 - \$920 pw

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

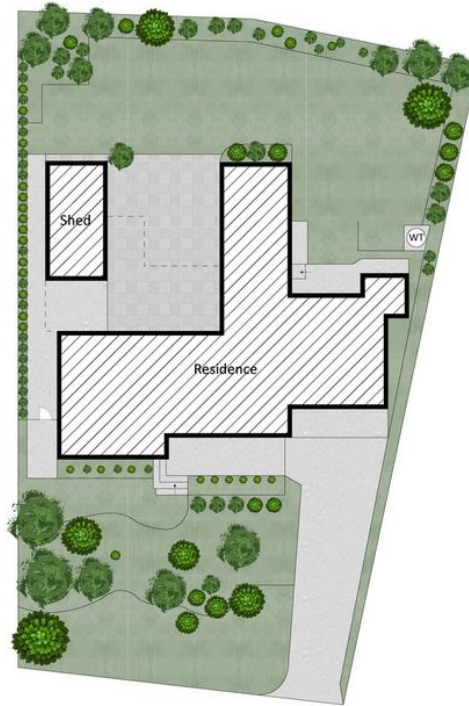
MORE DETAILS

Property ID	1UN1FMF
Property Type	House
House Size	154 m2
Land Area	851 m2
EER	1
Including	Study Air Conditioning Ducted Heating Dishwasher Outdoor Entertaining Floorboards Workshop Fully Fenced Water Tank

Samuel Thompson 0412 300 774
Property Consultant | samuel.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.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.

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