



26 Nelson Place, Curtin

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THE CURTIN TREE HOUSE - MODERN LUXURY MEETS HERITAGE AND NATURE CHARM

FOR SALE
Auction

AGENTS

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AGENCY

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Updated with masterful craftsmanship to embrace its heritage and distinguished character features, this incredible home has been exceptionally transformed to produce a home of supreme quality. Sitting in the coveted Radburn Precinct, designed by Jack Venn to embrace 'family and pedestrian friendly housing' with traditional street frontage and parkland rear vistas, this impressive design and family friendly floorplan ensure the highest standard of living combines perfectly with this enviable location.

Positioned privately behind a front gate you are welcomed in via a charming front courtyard, your own private sanctuary, established greenery and florals set amongst paved areas provide tranquil options to relax and entertain amongst nature, with beautiful native birds as welcome visitors. Stepping inside, the multi-zoned layout includes a spacious formal dining area and sunken living room with beautifully sunny northerly aspect and cosy fireplace with outdoor access, all serviced by a large, modern eat-in kitchen. Two bedrooms are on this

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

level, one including a delightful, attached study/nursery room, serviced by the modern main bathroom and separate WC.

Upstairs offers the master bedroom, including spacious renovated ensuite with bath, plus the fourth bedroom and dedicated rumpus room/hobby room where creativity can run wild. All upstairs bedrooms embrace beautiful, green leafy vistas and bedroom 4 and rumpus embrace the northerly aspect.

The rear gardens and lawns are framed by parkland, the nature surrounding an effortless extension of your own backyard. Direct access to the footpath ensures the Radburn vision of only a 450m walk to the Curtin Shops and less than 800m to Curtin Primary. Nestled in the Woden Valley and the conveniences within, this beautiful family home delivers the upmost quality in every facet, paying respects to its history and nature surrounds.

- Sophisticated, elegant family home nestled within the coveted Radburn Precinct, a short walk to the Curtin Shops and Curtin Primary School
- Modern extension and contemporary inclusions throughout
- Multiple living and entertaining areas
- Private and tranquil front and rear gardens, paved entertaining areas, rock water feature, established greenery and flat lawns, an effortless extension of nature surrounding
- Quality carpets, timber flooring and plantation shutters throughout
- Modern kitchen with plenty of storage and large island bench, large pantry, gas cooking, oven and integrated microwave, dishwasher and hidden appliance nook
- Renovated main bathroom with heated towel rail, large shower and separate WC
- Spacious dedicated dining area with room for the whole family
- Bright and sunny sunken lounge room with marble cased fireplace and seamless flow to the outdoors
- Two bedrooms downstairs, one with built in robes, the second with an attached study/nursery including built in storage and cabinetry
- Spacious master bedroom upstairs with ceiling fan, renovated ensuite including floor to ceiling tiles, dual vanity, freestanding bath with vista and walk in shower
- Rumpus/hobby/workshop room upstairs, including attached storeroom spanning the length of the room
- Additional upstairs bedroom
- Spacious laundry with outdoor access and additional under stair store room downstairs
- Remote exterior awnings
- Single garage with dedicated workshop space plus additional off-street parking for two cars
- Ducted gas heating throughout plus reverse cycle heating & cooling units
- RZ2 zoning

Land size: 716m² (approx.)
Living size: 215m² living + 26m² garage (approx.)
Land value: \$835,000 (2024/2025)
Rates: \$4,620 p.a (approx.)
Land tax: \$7,472 p.a (approx.)
Construction: 1969
EER: 1.5 stars

EER  The image shows the text 'EER' followed by a row of five stars. The first star is yellow, and the remaining four are grey, indicating a 1.5-star rating.

MORE DETAILS

Property ID	J4XH5W
Property Type	House
House Size	244 m2
Land Area	716 m2
EER	1.5

Jane Macken 0408 662 119

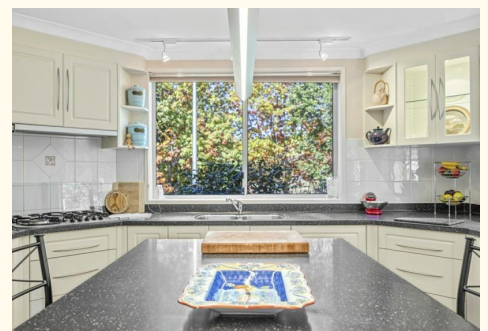
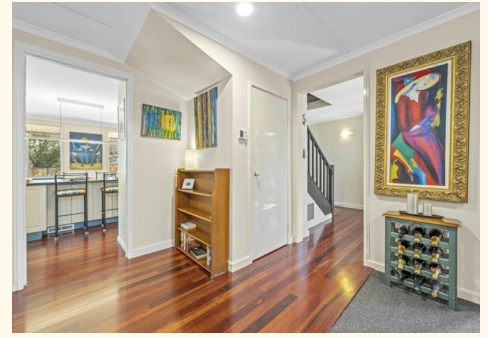
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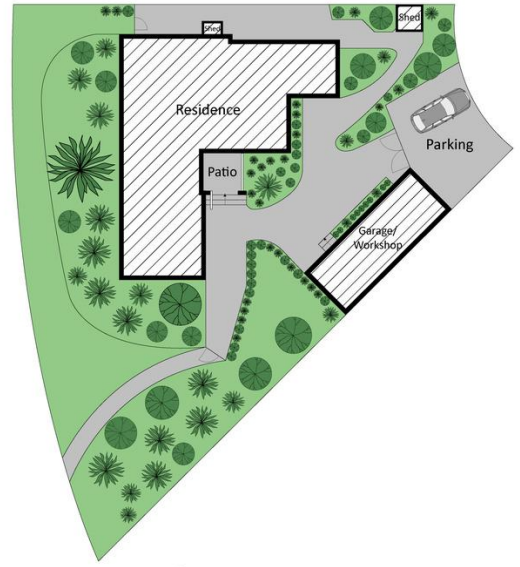
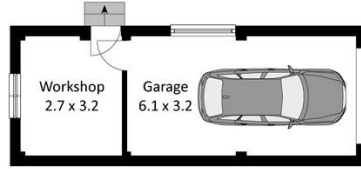


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Ground Floor

First Floor



Site Plan



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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