



LJ Hooker



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Curtin, 32 Collier Street

Timeless Family Haven with Unmatched Potential

Nestled privately off the street and enveloped by lush, established gardens, this charming four-bedroom home offers the perfect retreat for families. Set on an expansive 1,086 sqm block, this property provides both peace and space to grow, with endless opportunities to make it your own.

Step inside and be greeted by bright, airy living spaces framed by large French windows, allowing natural light to flood the home while offering views of the beautifully landscaped gardens. Freshly painted throughout, the spacious open-plan living and dining areas seamlessly flow into the kitchen and meals zone, creating a perfect setting for family gatherings and entertaining. The fully equipped kitchen, complete with a flexible island and walk in pantry, not only caters to everyday needs but also boasts a stunning view of the backyard, where you can keep an eye on the kids while they play.

All four generously sized bedrooms offer comfort and privacy, with the master suite being a

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For Sale
\$1,320,000

View
ljhooker.com.au/HP06UF8H

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EER



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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.

true highlight. Featuring a large bay window overlooking the park-like front garden, it's a serene retreat. The master also benefits from an ensuite and walk-in wardrobe, adding both style and convenience.

The expansive outdoor deck is an entertainer's dream, providing ample space for family barbecues, outdoor dinners, or simply relaxing in your own slice of paradise. A built-in spa offers the perfect place to unwind. For those seeking a bit of adventure, the backyard also features unique additions like a bird aviary, a hen house, and even a rock-climbing wall - perfect for those who love to explore and engage with the outdoors.

The location of this home couldn't be more ideal. Enjoy the convenience of being within walking distance to local schools, shops, playing fields, and bike paths. Just a short drive will have you at The Canberra Hospital, the Parliamentary Triangle, and the City Centre, placing you right at the heart of all Canberra has to offer.

This is a spacious, well-loved home that's ideal for growing families. With its prime location, unique features, and an abundance of potential.

Key Features:

- * Freshly painted throughout
- * Expansive open-plan living spaces
- * Kitchen with backyard views and flexible island
- * Timber floors in kitchen and meals area, tiled with easy to clean material
- * Master suite with ensuite, walk-in wardrobe, and bay window
- * Three additional bedrooms, two with built-in robes
- * Reverse cycle heating and cooling, ceiling fans
- * Large outdoor deck with built-in spa
- * Established gardens with fruit trees (cherry, peach, apple, and loquat)
- * Double garage with workshop space and toilet
- * Garden sheds, bird aviary, and hen house
- * Convenient proximity to shops, schools, playing fields, and Woden Town Centre
- * Walking distance to Curtin shops, including Coles, Australian Post, and a range of cafes and eateries.

Make this house your family's forever home and experience the lifestyle and convenience this exceptional property offers.

- * Year Built: 1973
- * Land Size: 1086sqm
- * Living Size: 152sqm
- * Garage Size: 54sqm
- * EER: 2.0
- * Rates: \$4,488 p.a.
- * Land Tax: \$8,193 p.a. (investors only)
- * UV: \$884,000

Disclaimer:

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More About this Property

Property ID	HP06UF8H
Property Type	House
House Size	152 m2
Land Area	1086 m2
EER	2

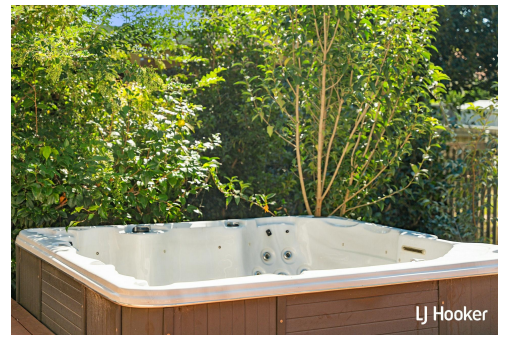
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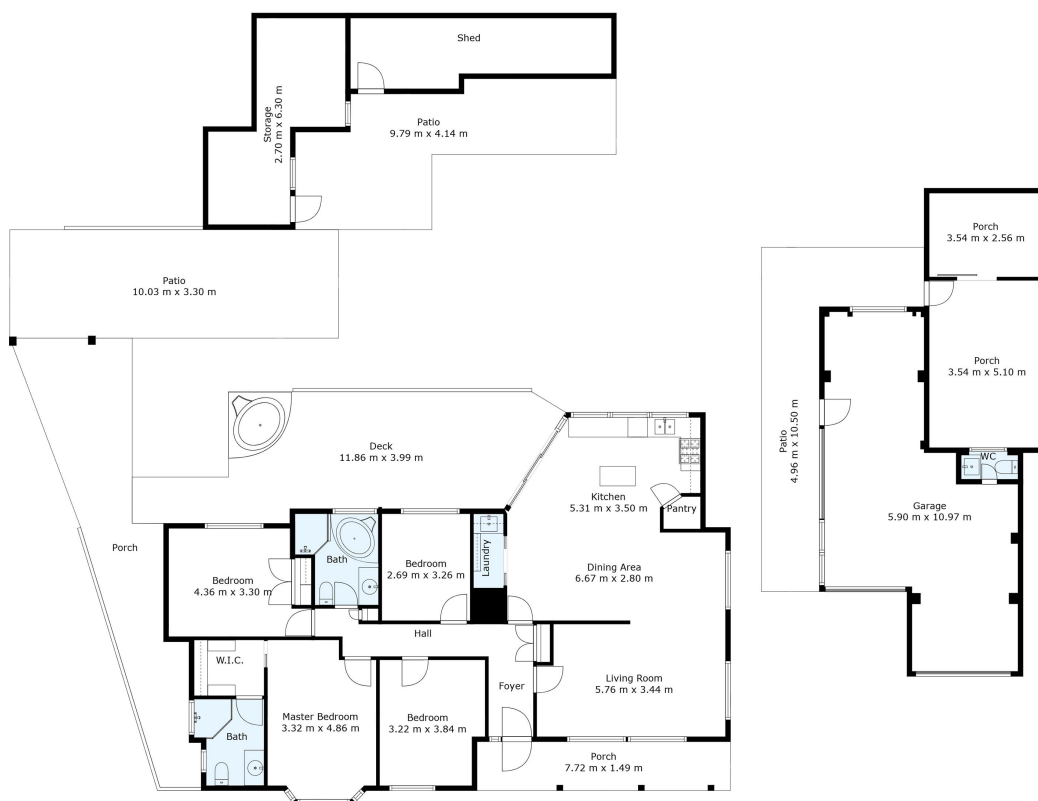
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.