



72 Carruthers Street, Curtin

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THE PERFECT FAMILY HOME

Dearly loved by its current owners for being the perfect family home, 72 Carruthers Street has been cherished, updated and enjoyed. Move in ready with incredible living and entertaining space, ideally located within walking distance to shops and schools, plus adjacent to one of the many green spaces Curtin is renowned for, this home truly has it all.

Easy care garden, hedging and a circular driveway offer both privacy and a warm welcome. Stepping inside, the focus on open plan living and entertaining is immediately apparent, the living and dining area incredibly spacious with a lovely green aspect from every window. Centrally located and renovated with quality and style, the kitchen boasts a large island bench with power points, stone benchtops, 900mm gas cooktop and canopy rangehood, dishwasher, plus ample storage space. The kitchen overlooks the backyard and is located to give direct access to the rear deck, further adding to the ease of family living.

Four well-sized bedrooms are on offer, all with built in robes, the master featuring an ensuite. The main bathroom services the remaining three bedrooms, featuring a separate bath and shower.

Outdoors, you will be impressed with the spacious, flat grassed

FOR SALE
\$1,199,000 +

AGENTS

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Interested parties must rely solely on their own enquiries.

LJ Hooker

backyard. A covered entertainers deck provides plenty of space for a family BBQ, sprawling lawns give the children and pets space to run around, plus the yard is framed by easy care greenery and raised garden beds. The backyard is fully enclosed and secure with new Colourbond fencing.

Year-round comfort is found with ducted electric heating and cooling throughout. Further features include a large separate laundry with storage space, large shed and clothesline, plus single carport with further off-street parking available via the separate circular driveway.

This fantastic location does not come as a compromise to convenience, located within walking distance to Curtin shops featuring an array of restaurants and lifestyle amenities, plus Deakin High, Curtin Primary and Holy Trinity schools and surrounding parks and walking trails.

Features:

- Single level family home on spacious flat block
- Open plan living and dining area
- Covered rear entertaining deck and spacious secure backyard with Colourbond fences
- Kitchen with stone benchtops, island bench, 900mm gas cooktop and canopy rangehood, fantastic storage and dishwasher
- Main bedroom with ensuite
- Main bathroom with separate bath and shower
- Ducted electric heating and cooling
- Single carport + off street parking
- Large separate laundry with storage
- Garden shed

Block size: 739m2 (approx.)

Living size: 134m2 (approx.)

Land Value: \$815,000 (2025)

Rates: \$4,645 p.a (approx.)

Land tax: \$9,517 p.a (approx.)

Construction: 1967 (approx.)

EER: 2 stars

MORE DETAILS

Property ID	JH7H5W
Property Type	House
House Size	134 m2
Land Area	739 m2
EER	2

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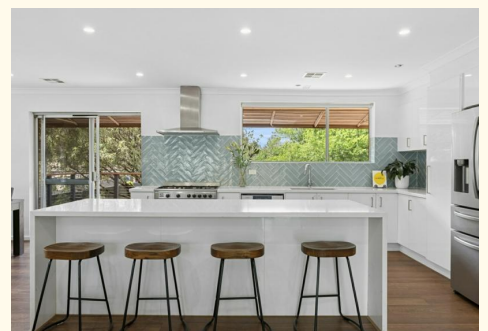
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

72 Carruthers Street, Curtin ACT 2605