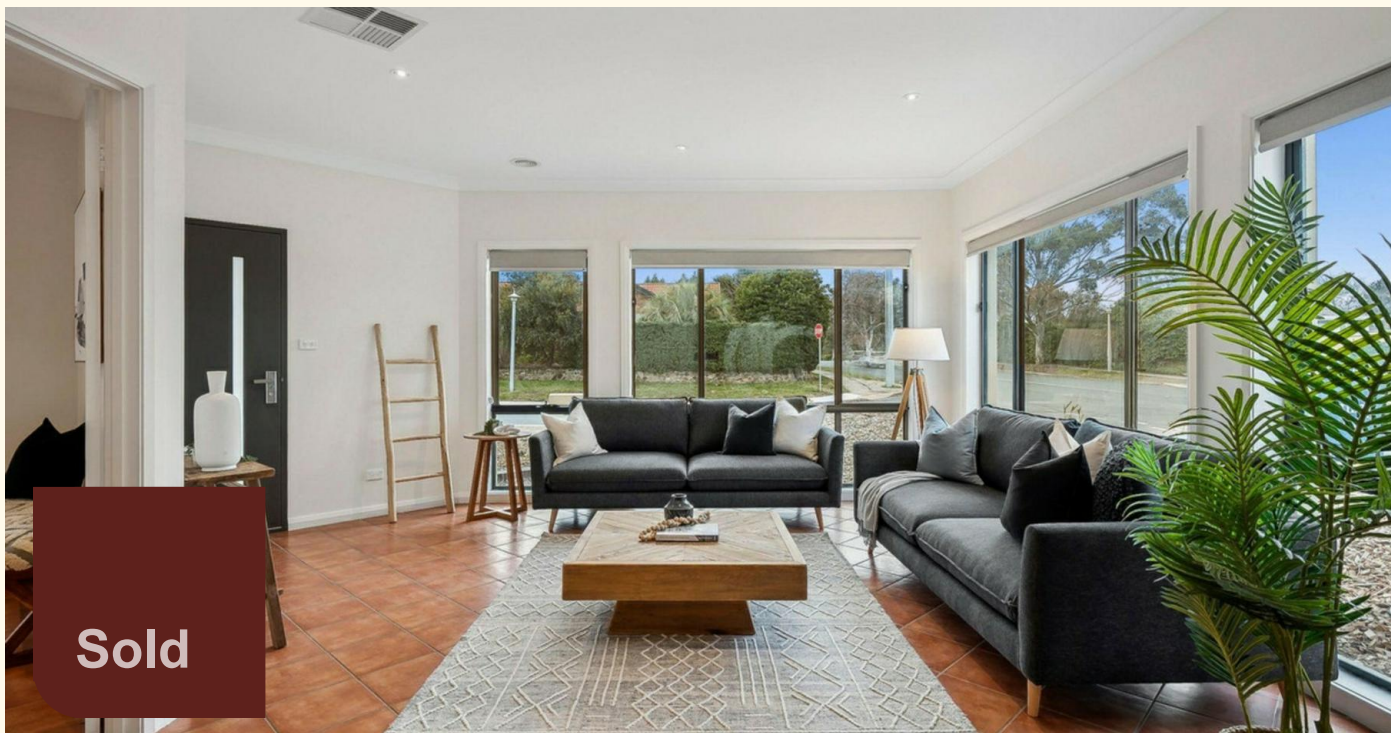




74 McCormack Street, Curtin

Spacious Family Living in a Prime Curtin Location

Perfectly positioned on a desirable corner block opposite parkland, this beautifully presented single-level home combines generous proportions, quality finishes and effortless low-maintenance living.

Designed with both comfort and functionality in mind, the home offers spacious open-plan living and dining areas filled with natural light through expansive windows, creating a warm and welcoming atmosphere throughout. The kitchen equipped with an electric cooktop and dishwasher provides ample storage and bench space.

The generous master suite enjoys excellent privacy and features a stylish ensuite, while the remaining bedrooms are well-sized and serviced by a modern family bathroom. Ducted heating and cooling ensuring comfort throughout the year.

A seamless connection to the private timber deck and alfresco entertaining area extends the living space outdoors, creating the perfect setting for recreation and relaxation. Surrounded by established, low-maintenance gardens, the outdoor spaces have been thoughtfully designed to offer maximum enjoyment with minimal upkeep.

3 2 1

FOR SALE
Contact Agent

AGENTS

Samuel Thompson
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AGENCY

LJ Hooker Manuka
(02) 6239 5551

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.

LJ Hooker

Set in a peaceful position overlooking neighbouring green space, this move-in-ready residence offers an enviable lifestyle with all the convenience of nearby schools, Curtin Shops, Westfield Woden, Canberra Hospital, public transport and major arterial roads.

Combining spacious living, modern comforts and a highly desirable location, this is an outstanding opportunity to secure a quality home in one of Canberra's most attractive suburbs.

- Spacious single-level floorplan bathed in natural light
- Prominent corner block position opposite picturesque parkland
- Expansive open-plan living and dining areas
- Well-appointed kitchen with ample bench space and storage
- Electric cooktop and dishwasher
- Generous master suite complete with ensuite
- Ducted heating and cooling for year-round comfort
- Seamless flow to a private timber entertaining deck
- maintenance landscaped gardens
- Single garage with internal access
- Move-in ready with broad appeal for families, downsizers and professionals

Location Highlights:

- Moments to Curtin Shops with popular cafés, restaurants, supermarket and everyday conveniences
- Minutes from Westfield Woden, offering major retail, supermarkets, restaurants and entertainment
- Convenient access to Canberra Hospital and the future Woden Town Centre precinct
- Zoned for quality local schools including Curtin Primary School, Holy Trinity Primary School and Alfred Deakin High School
- Approximately 10 minutes to the Parliamentary Triangle and Canberra CBD
- Surrounded by parks, playgrounds and walking/cycling trails
- A short drive to Stromlo Forest Park, Red Hill Reserve and Lake Burley Griffin recreational areas
- Positioned in one of Canberra's most tightly held and family-friendly suburbs

EER: 6

Rates: \$850pq (approx.)

Land Tax (for investors): \$1,666pq (approx.)

Internal Living: 117sqm (approx.)

Garage: 20sqm (approx.)

Block Size: 434sqm (approx.)

UV: \$499,290 (2025)

Year Built: 2002

Rental Appraisal: \$700 - \$800 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.

EER ★★★★★★

MORE DETAILS

Property ID	1UTGFMF
Property Type	House
House Size	117 m2
Land Area	434 m2
EER	6
Including	Ducted Cooling Ducted Heating Courtyard Deck Dishwasher Outdoor Entertaining Built-in-Robes

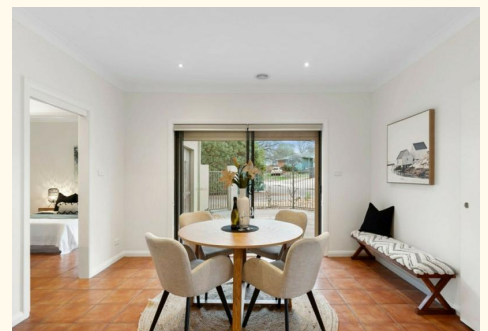
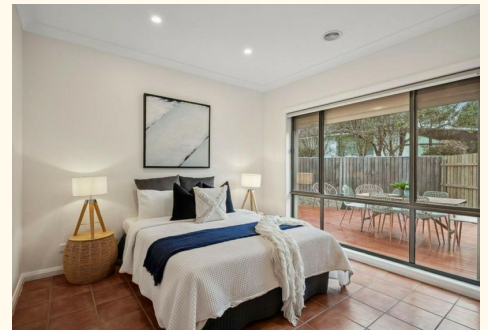
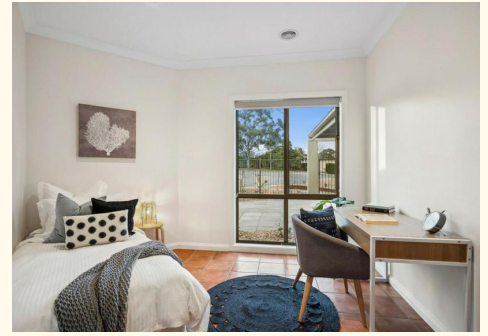
Samuel Thompson 0412 300 774

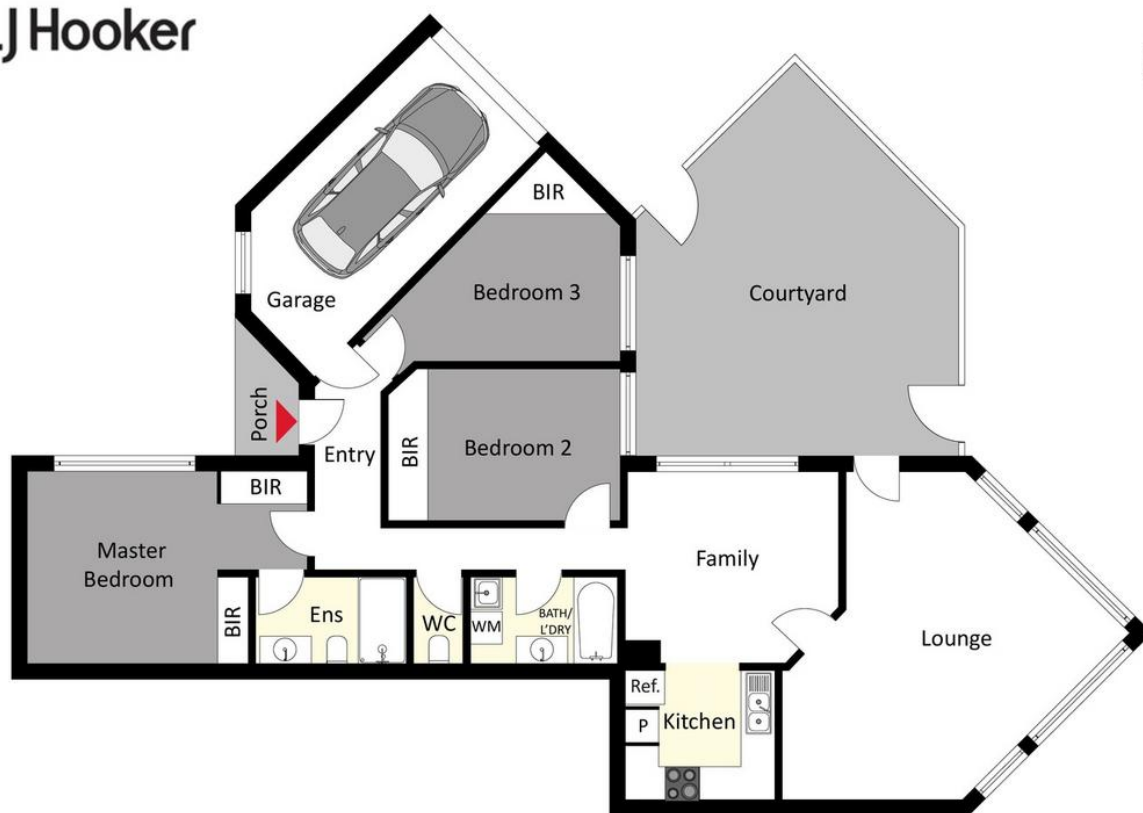
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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