

SOLD



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## Cambridge 2 Curnow Place

### Space galore on Cowley Drive

A spacious family home with solid brick bones just needing a little vision and muscle to restore it to its former glory in a highly desirable location.

Generously scaled over 290sqm (more or less) of single-level living with the convenience of featuring a large, light infused kitchen with box windows looking onto the lawns, and twin living areas flowing out to a sun-struck patio. Washed in natural light and warmth (Continued overleaf ...)

**Call for more information**

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## Property Information:

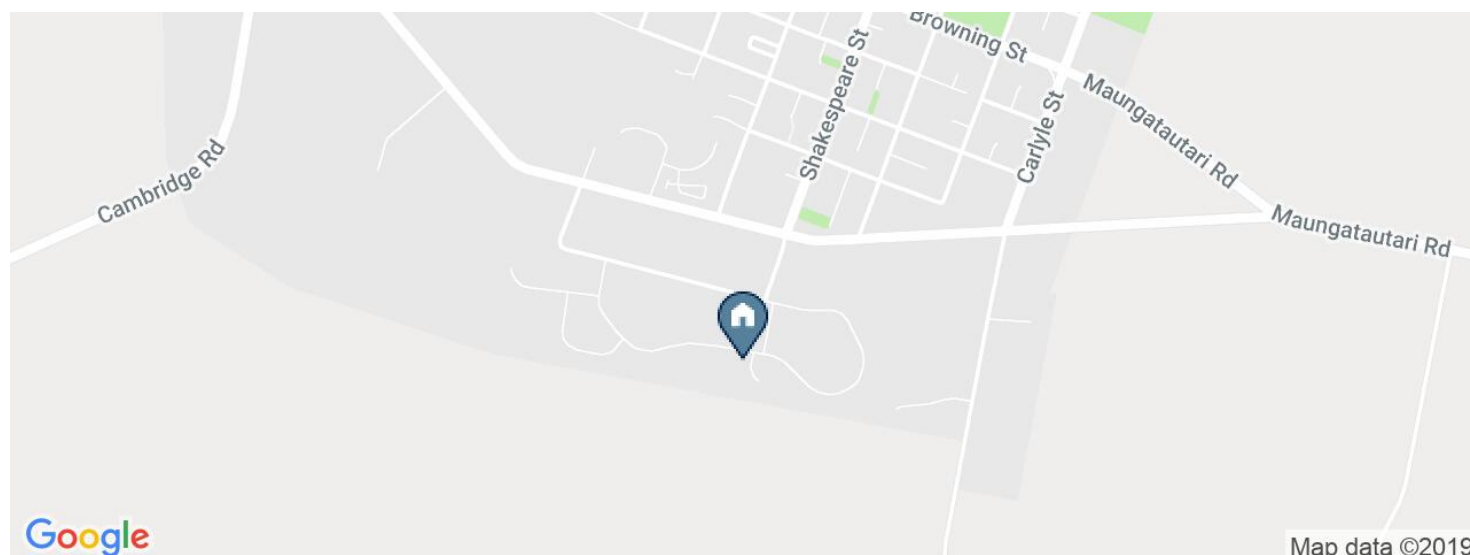
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|---------------------------|-----------------------|
| <b>Property Address:</b>  | 2 Curnow Place        |
| <b>Legal Description:</b> | Lot 8, DP66411        |
| <b>Capital Valuation:</b> | \$810,000             |
| <b>Land Valuation:</b>    | \$400,000             |
| <b>Roof:</b>              | Coloursteel Tile      |
| <b>Joinery:</b>           | Aluminium             |
| <b>Section Area:</b>      | 2,609m (more or less) |
| <b>House Area*:</b>       | 290m (more or less)   |
| <b>Bedrooms:</b>          | Four                  |
| <b>Bathrooms:</b>         | Two                   |
| <b>Garaging:</b>          | 2                     |

### Continued:

supplemented by two heat pumps recessed into the ceiling. Main bathroom, independent toilet and ensuite with wet-floor shower support three double bedrooms of which the master sports a walk-in and versatile options exist to configure the fourth single bedroom as an office. Sited on a massive 2,609sqm (more or less) corner section in a quiet and private suburb with a wide driveway leading to remote opening internal access extra deep double garage incorporating a side-area for storage or workshop. Tidy and comfortable with add-value potential all within a 3.5km drive to the centre of town plus zoning for Leamington Primary and Cambridge High. Our client is ready to downsize to a smaller home, and with regret is selling his much-loved family property. Call Karen for viewing details or get along to the open home.

### Chattels:

Fixed Floor Coverings, Blinds, Drapes, Curtains, Light Fittings, Electric Oven and Hob, Auto Garage Door and 2 x Remotes, Dishwasher, Garden Shed x 2, Heat Pump x 1, Heated Towel Rails x 2, Rangehood, Washing Machine taps



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