

3A Gillies St, Curtin, ACT 2605

Leased - \$500

Flat 1  1 



Flexible Duplex Living with Private Self-Contained Residence

This unique property is divided into two duplex residences ? one upstairs and one downstairs ? offering exceptional flexibility, privacy, and lifestyle appeal. Set behind its own gated entrance and framed by established hedging, the home features a large landscaped backyard shared between both residences, complete with a firepit and a sun-drenched paved courtyard overlooking lush greenery with direct park access.

Open for Inspection

By Appointment.

The fully self-contained one bedroom residence includes its own living area, kitchenette, and bathroom, making it ideal for providing a private, low-maintenance lifestyle. Well-designed layouts and generous living spaces create a comfortable, functional environment for modern, independent living.

Single-level living and thoughtfully designed outdoor spaces combine to create a peaceful and functional environment.

Perfectly positioned within walking distance of the vibrant Curtin shops, you'll enjoy easy access to cafés, restaurants, supermarkets, medical facilities, fitness centres, and everyday conveniences. Families will appreciate proximity to Curtin Primary, Alfred Deakin High School, and Canberra College, along with nearby walking and cycling trails connecting you to Woden, the City, and surrounding lifestyle destinations.

Features include:

- NBN ready
- Water and electricity included
- Northerly aspect with abundant natural light
- Blackbutt timber flooring
- Double-glazed windows
- Ducted heating and cooling
- Large shared outdoor space

No current EER

This property does not comply with the current minimum ceiling insulation standard.

Suburb Snapshot:

Listed By

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