

11 Hammill Close, Calwell, ACT 2905

MY MORRIS

Sold House

Thursday, 10 August 2023

11 Hammill Close, Calwell, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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Contact agent

My new owners will love:-
• My lovely, light filled north-east facing living areas
• My easy-care and flat block of 390m²
• My great location within walking distance of fabulous amenities
Vacant and ready to move in, this neat three-bedroom home is positioned in a quiet cul-de-sac location and is waiting for its new owners to make it their own. Within walking distance of the local highschool, two primary schools and the well-equipped Calwell Shopping Precinct, this convenient location will appeal to young families, downsizers and first home buyers. Filled with natural light, the two living areas are positioned at the front of the home and are furnished with extensive floor to ceiling glass. With perfect north-eastern aspecting you will enjoy gorgeous winter sunshine and bright, natural light year round. The adjoining kitchen presents in functional, original condition and has upgraded, stainless steel appliances. Designed with an easy-care lifestyle in mind, this home is positioned on a low-maintenance and level block of 390m². The rear gardens are completely private and have been secured with colorbond fencing. There is plenty of external space for children and pets to play, and room to truly make it your own. Light filled and conveniently located; this home is a wonderful entry level offering at an affordable price point. If you have been looking for an easy-care home, within walking distance of great amenities, be sure to inspect 11 Hammill Close, Calwell. My features include:
• Low-maintenance three-bedroom home in a quiet and convenient location
• Perfect north-eastern aspect for endless sunshine and natural light
• Functional kitchen with stainless steel appliances and breakfast bar
• Generous bedrooms with built in robes to two
• Various split systems ensure comfort year round
• Level back garden secured with colorbond fencing
• Single carport and additional off-street parking
My specifics: Living size: 97m² Block size: 390m² Year built: 1991 Land value: \$401,000 Rates: \$2,353 p/a Land tax: \$3,308 (if rented) Rental estimate: \$540 - \$550
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