

# 12/82 Pennington Crescent, Calwell, ACT 2905



## Sold Townhouse

Monday, 14 August 2023

12/82 Pennington Crescent, Calwell, ACT 2905

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 88 m<sup>2</sup>

Type: Townhouse

**\$600,000**

Welcome to number 12 of 82 Pennington Crescent Calwell. This single level, 2-bedroom townhouse is ideal for a first home buyer to break into the market or those looking to downsize & not compromise. Offering an open plan living/dining area, a private outdoor entertainment area with landscaped backyard, 2 spacious, separate bedrooms both with built-in robes, this home has a lot to offer. Arguably the star of the show & hub of every home, the stunning & tastefully renovated kitchen offers expansive bench space, a myriad of storage options both above & below bench as well as quality appliances even the discerning home chef will approve of. Additional features include a breakfast bar, built-in dishwasher, double sink, 5-burner gas cooktop & electric wall oven. Outdoor entertainment is well taken care of in this home. A generous covered pergola provides the perfect space for relaxing & unwinding with friends & family. Colorbond fencing features right around the yard offering a secure space for both your kids & pets. Access via a side gate offers direct entry to the communal greenspace available to residents of the complex. Perfectly positioned within a short drive to the local Calwell shopping centre, Calwell high school & St. Francis of Assisi Primary School, public transport, playing fields & just a short drive to the thriving Tuggeranong Town Centre. With so many great features on offer, don't miss this opportunity to secure your new home!

The Perks:

- Single-level townhouse
- Fully renovated kitchen with ample storage
- Double sink
- 5-burner gas cooktop
- Open plan living spaces
- Brand new timber laminate flooring
- Freshly painted throughout
- Neat & tidy bathroom featuring both bath & shower
- Separate toilet
- Full sized laundry
- Split system heating & cooling unit in living room
- Gas wall-heater
- Built-in robes in all bedrooms
- Gas hot water system
- Built-in clothesline
- Covered outdoor entertainment area
- Gate access directly onto greenspace from rear yard
- Fresh chip to all garden beds
- Colorbond fencing
- Single garage with electric door, internal access & storage cupboard
- Quiet complex
- Only one adjoining neighbour along garage wall
- Myriad of visitor parking within complex

The numbers:

- 88m<sup>2</sup> living space
- 18m<sup>2</sup> garage
- Build date 1991
- 2-star energy efficiency rating
- Rental estimate \$540 - \$560 per week approx.
- Rates \$517 per quarter approx.
- Strata \$498 per quarter approx.
- Land tax (investors only) \$648 per quarter approx.
- 2-minute drive approx. to local Calwell Primary School
- 3-minute drive approx. to local St. Francis of Assisi's Primary School
- 4-minute drive approx. to local Calwell shopping centre
- 4-minute drive approx. to local Calwell High School

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.