

12 Girdlestone Circuit, Calwell, ACT 2905



Sold House

Monday, 14 August 2023

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Bedrooms: 3

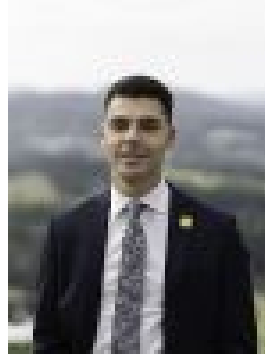
Bathrooms: 2

Area: 719 m2

Type: House



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Many homes may claim to be an 'entertainer's paradise' however few will compare to this one! Peacefully placed in a wonderfully welcoming and friendly enclave, one of the first things you'll notice are the glorious views out to the Brindabellas as you approach the home - a permanent fixture and a vision that will never tire. Once inside, you'll discover light-filled and spacious interiors that incorporate several living zones, a neat kitchen and three generous bedrooms - the privately placed master of particular appeal. However, there's no denying the real excitement lies in the home's capacity for entertaining! A huge rumpus complete with a decked-out bar is guaranteed to make someone's dreams come true, while the covered terrace that extends from the family room is sized for large gatherings and occasions. In the warmer months, the swimming pool will be well-utilised, with cooler nights easily catered to in the outdoor spa, and the exceedingly low maintenance gardens ensure you'll have plenty of time to relax and appreciate your home, rather than being tied to maintaining it. Undoubtedly a home of great appeal, you'll also benefit from the feeling of tranquillity that washes over you here, despite enjoying remarkable convenience and proximity to a myriad of leisure and lifestyle amenities. Property features:

- Spacious tiled family room and separate dining room
- Sunken lounge boasts a vaulted ceilings adorned with statement beams
- Gas kitchen is well presented and offers plenty of cupboard space
- Huge rumpus with a built-in bar, tiled and fitted with reverse cycle a/c
- Three bedrooms, two with built-ins, the main with a walk-in robe and updated ensuite
- Modern bathroom includes a bath, shower, and separate w/c
- Gas heating and evaporative cooling
- Excellent storage, including in the rumpus room roof space
- Covered entertaining area with spa
- Swimming pool
- Low maintenance gardens and yard
- Three off-street parking spaces
- Updated laundry
- Gas hot water
- Solar system
- Water tank

Close proximity to:

- Calwell shops (Woolworths, bakery, post office, newsagency, butcher)
- Calwell Primary School
- Calwell High School
- 6 minutes to Tuggeranong
- 15 minutes to Woden
- Public transport

Statistics:

- Living: 170.13sqm
- Block: 713sqm
- Rates: \$2,736pa
- Land tax: \$4,137pa
- UV: \$470,000 (2022)

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.