

# 12 Must Circuit, Calwell, ACT 2905

LUTON

## House For Sale

Friday, 9 February 2024

12 Must Circuit, Calwell, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 700 m2

Type: House



Tim and Justine Burke  
0411878587



Julia Atkinson  
0410141016

## Auction

An exciting opportunity is on offer with the listing of this beautifully presented property, positioned on an elevated and quiet loop street in Calwell and enjoying amazing views that stretch across to the Brindabellas. The interior floor plan has been thoughtfully designed. The front of the property houses the rooms with the faraway views. To the left of the entry, the lounge and dining zone with polished timber flooring and exposed brick wall providing texture and ambience, and dual-aspect windows taking in the views and welcoming natural light. To the right of the entry is the segregated main bedroom with ensuite and walk-in wardrobe. The second and third bedrooms have built-in wardrobes and share the renovated family bathroom with stylish bathtub, full-height tiling and heated towel rails, and separate toilet. At the centre of the home is the bright and airy open-plan family living zone. The galley kitchen includes a breakfast bar, pantry, good storage, electric cooktop and dishwasher, and it is also connected to the dining area. Other features are the large laundry with built-in storage, ducted evaporative cooling, solar panels (6), and solar hot water. The living zone flows out via bi-fold doors to the beautiful and very private rear yard – a large paved, protected and sun-drenched entertaining patio backed by a terraced landscaped garden with easy-care established plantings. The home is set back on the block with a low-maintenance front garden with mature trees and shrubs, while car accommodation is in the single auto-door garage with rear access to the back yard and additional good space for off-street parking. The local shopping centre, local primary school, public and private secondary schools and the Tuggeranong precinct's comprehensive amenities are all within a convenient 5-minute drive. Features:-  
- Elevated location with amazing views from the main bedroom and lounge/dining zone  
- Very well presented  
- Separate living spaces  
- Segregated main bedroom  
- Lovely indoor/outdoor flow through large bi-fold doors  
- Very private and secure rear yard  
- Established easy-care gardens  
- Ducted evaporative cooling  
- Solar system (6 panels)  
- Fantastic home for first-home buyers, downsizers and small families  
- Rental appraisal of \$625 to \$675 per week  
EER: 2.5  
Land Size: 700m<sup>2</sup>  
Living Size: 135m<sup>2</sup> (approx.)  
Land Rates: \$2,927 p.a (approx.)  
Land Value: \$498,000 (approx.)