

128 Outtrim Avenue, Calwell, ACT 2905



House For Sale

Saturday, 24 February 2024

128 Outtrim Avenue, Calwell, ACT 2905

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 721 m2

Type: House



Josh Yewdall
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Jordan Smith
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\$890,000 +

Situated in the fast growing hills of Calwell, this beautifully presented family home provides the perfect opportunity for an abundance of buyer types to call their own. Set over an elevated 721sqm block with a stunning North facing aspect, the home boasts great overall size and space with over 214sqm of internal living in a split level layout. Two large living/family rooms welcome you upon entry both with great natural light through the North facing windows and perfect space for dedicated lounge, dining and living. The kitchen flows beautifully off the living rooms and features a galley style layout with large industrial cook top and oven, dishwasher, rangehood and plenty of storage and bench space for prep. Up the split level to the rest of the home, your bedrooms are all well designed with built in robes. The master bedroom provides a sun drenched private terrace and a beautifully designed ensuite with floor to ceiling tiling in a neutral colour palette. The main bathroom also exhibits the same tasteful design. Through to the handy and convenient additional area of the home at the rear, you have a dedicated study space great for working from home, a large timber laminate floored sunroom area ideal for a kids play area, potential gym space or even an additional lounge area. Finally the large studio style bedroom, bath and living room - perfect for younger teenage usage, guest room, work from home office or even rent out opportunity. The outdoor space is one of the strong highlights of the home with a great sized rear backyard with continued elevation, a great sized front yard also with covered alfresco deck area, North facing mountain views, lengthened drive way and carport space. Location wise you are in ideal proximity to great schooling options, Tuggeranong centre with cafes, restaurants and shopping, a short drive to Woden and the City and an abundance of local transport right out front.* High demand location and layout* Unique opportunity with additional living room and studio with bedroom, bathroom and storage* 32 Solar panel (avg export of 37kWp per quarter)* 721sqm block + 214sqm internal living* Four total bedrooms with great natural light and three bathrooms* Beautiful private terrace off the master bedroom* Great sized living / lounge rooms both North facing in main part of the home * Mixed flooring throughout the home with solid timber flooring, hybrid timber flooring, tiled and carpet flooring* Beautiful upgrades throughout the home* Galley style kitchen with large industrial cook top & oven, range hood, dishwasher and vast amounts storage and bench space* Upgraded smart lighting* Front covered alfresco deck space with views* Private terrace deck area off the master bedroom* Reverse cycle heating & cooling* Great sized backyard space and front yard area* EER - 2.5* Terrific location with local schools nearby, local transport options, minutes to Tuggeranong centre and a short drive to the City and Woden Rates: \$2,588pa (approx.) UCV: \$435,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.