

13 Crooke Close, Calwell, ACT 2905



Sold House

Monday, 14 August 2023

13 Crooke Close, Calwell, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 781 m²

Type: House

Contact agent

Appealing to a wide demographic of buyers this home offers a quiet cul-de-sac locale, updated & modernized finishing's throughout, all packaged up on a large block that offers room for future expansion, welcome to your new home! Storage & car accommodation are well & truly taken care of in this home & one of the standout features. A large double carport sits proudly at the front of the block, entry is catered for by an electric door. Behind & accessible via double gates at the rear is the 4-car metal garage. Offering the keen car enthusiast ample room for tinkering or those who require large areas for storage purposes, this home has it all! Inside the home itself, upon entry you are welcomed into the formal living room, a perfect space to relax & unwind. Brand new hybrid timber flooring has been laid for low-maintenance living & an easy-care lifestyle. The kitchen has undergone a facelift over the years & presents as an updated space, featuring ample bench space, storage options, electric appliances & built-in dishwasher for added convenience. All three bedrooms within the home are well sized, have brand-new carpet underfoot & two of the three feature built in storage of their own. The main bedroom has direct access via French doors out onto a private covered deck area which overlooks the backyard. The two-way bathroom is well-sized & features both a stand-alone bathtub & shower, perfect for the whole family. Heading outdoors you'll find the covered back entertainment area. Offering privacy this space overlooks the scenic & leafy greenspace beyond. An easy maintenance yard as is & a blank canvas for those looking to create their own outdoor haven. Offering all the key ingredients you've been searching for, don't miss this opportunity to secure your new home!

The Perks: • Quiet cul-de-sac locale • Single-level residence • RZ2 zoned block • Ample room for future extension • Ducted gas heating throughout • Split system heating/cooling unit • Brand-new carpet & timber flooring throughout • Freshly painted throughout • Updated kitchen • Updated two-way bathroom with both bath & shower • Covered outdoor entertainment area • Low-maintenance yard • Double carport with automatic door + 4-car garage at rear • Ample off-street parking options • Siding greenspace

The Numbers: • 93m² living space • 86m² total garaging (32m² carport with auto door + 54m² garage at rear) • 781m² block • 3KW solar system • Rental estimate: \$650 - \$680 per week • Year of construction 1987 • Rates \$2,486 per annum approx. • Land tax \$3,595 per annum approx. (investors only) • UV \$435,000 • Within walking distance to bus stop • Only a 500 metre walk approx. to local Calwell High School • Only a 550 metre walk approx. to local St Francis of Assisi's Primary School • Only a 600 metre walk approx. to the thriving Calwell Shopping Centre

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.