

13 Duggan Street, Calwell, ACT 2905

CARTER + CO

House For Sale

Tuesday, 14 May 2024

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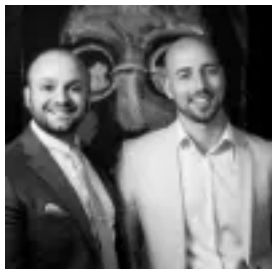
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 718 m2

Type: House



James Carter And Nik Brozinic
0261763443



Sam Howes
0435899461

Offers Over \$749,000

The Features You Want To Know.+ Three bedrooms, One Bathroom + Double Secure Garage+ Built-in Robes in bedrooms one and two+ Two-way entry bathroom with bathtub+ Ducted Gas Heating & Wall Mounted Heater in Living+ Four Burner Gas Cooktop+ Fisher and Paykel Dishwasher+ Split System in Dining Room+ Separate Laundry+ 3000L Rainwater Tank+ 6kw Solar System+ Large covered pergola+ Single-level, low-maintenance block

The Location.+ 2 Minutes to Calwell Primary School+ 5 Minutes to Calwell Shopping Centre+ 5 Minutes to Lanyon Post Office+ 7 Minutes to South Point Tuggeranong+ 15 Minutes to Canberra Hospital + 22 Minutes to Canberra Airport

Why You Want To Live Here. Embark on a journey to your future haven, where this exceptional three-bedroom residence awaits, cocooned behind a meticulously landscaped front garden. A testament to both comfort and investment potential, this home offers an unparalleled blend of tranquillity and opportunity. As you step through the tiled entryway, a sense of warmth surrounds you, leading seamlessly into the heart of the home, the family room and kitchen. Here, the essence of comfort and hospitality reigns supreme, inviting you to unwind and immerse yourself in the serenity of your surroundings. Discover a retreat in every corner as you explore the generously proportioned bedrooms, each offering a sanctuary of space and privacy. The main bedroom boasts a thoughtful design, providing convenient access to the two-way bathroom for added convenience and ease of living. Indulge your culinary senses in the sleek Bosch-equipped kitchen, complete with a gas cooktop and a picturesque view of the backyard, inspiring culinary creativity with every glance. Seamlessly connecting to the expansive covered pergola area and backyard, this property promises endless entertainment possibilities. Experience the epitome of convenience with ample off-street parking space and a discreetly positioned double lock-up garage at the rear of the property. Open the door to your dream lifestyle, where comfort, style, and opportunity converge in perfect harmony, creating a sanctuary that you'll be proud to call home.

The stats you need to know!+ Block: 30+ Section: 736+ EER: 2.5+ Block Size: 718m² (approx.)+ Internal Living: 112m² (approx.)+ Garage: 55m² (approx.)+ Rates: \$2,588 per annum. (approx.)+ Land Tax: \$4,063 per annum. (approx.) *only payable if rented+ UV: \$435,000+ Heating and cooling: Ducted Gas Heating and Split System+ Rental Estimate: \$600 - \$630 per week