

130 Outtrim Avenue, Calwell, ACT 2905



House For Sale

Saturday, 10 February 2024

130 Outtrim Avenue, Calwell, ACT 2905

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 704 m2

Type: House



Josh Yewdall
0430213909



Jordan Smith
0477267694

\$770,000+

Situated in the heart of Tuggeranong, this beautifully appointed and conveniently located family home provides a combination of comfort and lifestyle to match. All set across one level and over a 704sqm block, this stunning North facing Calwell home features breathtaking views of North Tuggeranong from your front deck area with an elevated design off Outtrim Avenue. Set with a functional floor plan, upon entry to the home you are greeted with your main living area with northern aspect ideally sized for lounge area space. Then through to the living/dining area which flows nicely into the open plan kitchen and also through to the additional study room which could easily be utilised as a bedroom or multipurpose space. The kitchen is equipped with gas cooktop, electric oven, canopy rangehood, dishwasher and great storage and bench prep space. The remaining bedrooms provide stunning natural light and BIRs in three rooms. The single bathroom is kid friendly with a low-based bath and good sized shower. A large laundry room is also featured with external access. The backyard is one of the key features with beautiful landscaping, covered alfresco area for outdoor dining and entertaining PLUS an additional backyard section to utilise for kids area or pets. The front of the home features that gorgeous elevated decking area, additional car parking and enclosed carport + shed. Location wise you are only minutes to terrific schooling options, local transport, Calwell shops and the Hume Highway and Tuggeranong parkway. * Beautifully presented home in high growth suburb* Originally built in 1987* Three-Four bedroom home* North facing aspect* Elevated block with stunning views* 704sqm block + 112sqm internal living* EER - 2.5* Dedicated north facing lounge area* Open plan living/dining space* Open plan kitchen with gas cooktop, canopy rangehood, dishwasher and electric oven* Unique additional bedroom/study room* Three good sized bedrooms with nice natural and BIRs* Single bathroom with bath and good sized shower* Stunning front decking area + additional parking space* Enclosed carport + shed (51sqm)* Timber Vinyl flooring throughout the home* Freshly painted* Two backyard sections with landscaped gardens, and pergola alfresco area* Great location with nearby local transport, shops and schooling options Rates \$647pq (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.