

14 Bourchier Close, Calwell, ACT 2905

LUTON

Sold House

Sunday, 8 October 2023

14 Bourchier Close, Calwell, ACT 2905

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 970 m2

Type: House



Michael Martin
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Kelsey Tracey
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\$895,000

Michael Martin, Kelsey Tracey & Robyn Russell from Luton Properties are excited to present to the market 14 Bouchier Close Calwell. Perfectly positioned in a quiet cul de sac on an elevated and private block of 970m², this architecturally designed "Fasham Johnson", five bedroom ensuite family home is a phenomenal opportunity for buyers seeking a picture perfect location, established gardens and space for a growing family. This fantastic property has been positioned on the block to maximise natural sunlight and offers a combination of formal and informal living area across a practical single level design. You will find a formal lounge and dining room off the entry and a generous family room adjacent the kitchen with stunning timber features, high ceilings and filled with natural light. The kitchen is well appointed with dishwasher, gas cooktop, an abundance of storage and a lovely garden outlook, it is truly the heart of the home. Family excellence continues with the main bedroom that is segregated with a full wall of built in robes and a large ensuite with separate bath tub and large shower alcove. The four secondary bedrooms are all generous in size with built in robes to three and a family bathroom services the home with a separate powder room for the convenience of guests. Externally this property is sure to impress the avid gardener, carefully designed and landscaped with a variety of established plantings including Rhapiopepis, maples and Euonymus to name a few, the front and rear gardens will be your very own private oasis. There is a large covered entertaining space to the rear and car accommodation is provided by the double garage and carport. Set in a well established suburb, at the end of a quiet cul de sac with stunning mountain views and neighbouring Calwell Primary School, this is an incredible offering not to be missed. Please call Michael on 0411 748 805 or Kelsey on 0414 422 824 to register your interest.

Key Information: 5 Bedrooms | 2 Bathrooms | 2 Garage | 2 Carport - Architecturally designed "Fasham Johnson" five bedroom home - Solar passive design with phenomenal north aspect to the living spaces - Elevated block at the end of a quiet cul de sac - Privacy from the street - Beautifully landscaped gardens - ADT Alarm System - Solar Electricity to the grid with payment rate paid to owner from the ACT Government: 45.7c per KWH Living Size: 204m² Block Size: 970m² Garage Size: 45m² EER: 1.0 Stars UV: \$579,000 Build Year: 1990 Rental Return: \$730-\$750 per week (approx.)