

15 Minehan Place, Calwell, ACT 2905



House For Sale

Thursday, 11 January 2024

15 Minehan Place, Calwell, ACT 2905

Bedrooms: 5

Bathrooms: 3

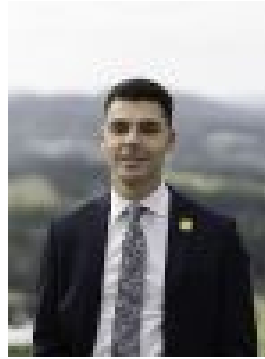
Parkings: 2

Area: 866 m2

Type: House



Alec Brown
0406866007



Kaine Walters
0450146538

Auction 03/02/2024

**Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date. You'll feel on top of the world as you make your way through this fabulous home, its expansive and light-filled interiors showcasing the most incredible views from its elevated northerly position in the heights of Calwell. Expect to be impressed with the sheer scale of the generously proportioned living zones, and delight at the versatility of a lower-level bedroom, rumpus and bathroom - perfect for a home office or teen retreat. Speaking of bedrooms, you won't find a master suite with more of a wow factor than this one. Palatial in size, a walk-in robe and ensuite that most will only ever dream of, and...oh, the view! As impressive as the home itself is, it will be impossible to avert your gaze from the spectacular views that will envelop you from every angle. Better yet, picture yourself enjoying the company of family and friends out on the entertaining deck as you savour the breathtaking panoramas before you. Perfection! Taking its place in an ultra-quiet cul-de-sac you'll also be afforded utmost convenience here with a vast selection of shops and schools nearby, and easy access to arterial roads and public transport. Property features include: • Expansive lounge/dining, framed in full height windows to allow uninterrupted views • Skylit kitchen/family/meals area, crowned in vaulted ceilings • Deluxe electric kitchen includes vast storage, integrated dishwasher, breakfast island • Covered entertaining deck with 180-degree views extends from the family room • Oversized, segregated master suite and superbly appointed custom walk-in robe • Master framed in full height windows allowing breathtaking views • Palatial ensuite with double wall hung vanity, luxurious shower with rain shower head and under tile heating • Four additional bedrooms fitted with built-in robes • Contemporary main bathroom features both bath and shower with under tile heating • Good sized laundry • Rumpus room, home office/fifth bedroom, and bathroom located on the lower level • Lower level also includes a private deck and fire pit area • Ducted heating and cooling throughout, as well as ceiling fans • Fully fenced, established garden surrounds • Secure double garage with covered home entry • Elevated and quiet col-de-sac • Seconds away from nature reserves • Living: 295sqm • Block: 866sqm • UV: \$578,000 (2023) • Rates: \$3,437pa • Land Tax: \$5,967pa (Investors Only) • EER: 3.0 Close proximity to: • Calwell Shopping Centre • South Point Shopping Centre • Selection of quality schools • Major arterial roads • Tuggeranong Hill Nature Reserves • Public Transport Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.