

# 15 Phillipson Crescent, Calwell, ACT 2905

LUTON

## Sold House

Friday, 11 August 2023

15 Phillipson Crescent, Calwell, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 640 m2

Type: House



Kelsey Tracey  
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## Contact agent

Kelsey Tracey from Luton Properties is delighted to present to the market 15 Phillipson Crescent Calwell. Well positioned on a generous block of 640m<sup>2</sup> and beautifully renovated internally, this three bedroom home offers prospective purchasers the opportunity to move in and enjoy! As you enter the home you are welcomed by the spacious open plan living area with sliding door access to the entertaining deck. The kitchen is modern in design and features a fantastic walk in pantry, large island bench and quality stainless steel appliances. All three bedrooms are generous in size with built in robes and the family bathroom services the home with separate bath and w/c. This exceptional and easy care home also offers ducted reverse cycle heating and cooling and ceiling fans in the bedrooms for year round comfort throughout the home. Externally there is something for everyone to enjoy, an expansive covered entertaining deck for hosting family and friends, a grassed area for children and pets to play and car accommodation provided by the single carport and double garage with storage space that is currently utilised as a work from home space but could be converted back into the secured car accommodation you need. Just a short distance to the local schools, shops and playgrounds this home offers style, comfort and convenience. Only a physical inspection will help you see the benefits of securing 15 Phillipson Crescent Calwell as your home. Key Features: 3 Bedrooms | 1 Bathroom | 2 Garage | 1 Carport Three bedroom family home on an easy care 640m<sup>2</sup> block Quiet loop street surrounded by lovely neighbours Renovated throughout in modern tones Open plan living / dining area with sliding door access to the covered deck Modern kitchen with island bench, walk in pantry and stainless steel appliances Three bedrooms with built in robes Family bathroom with separate bath and w/c Internal laundry with storage on offer Ducted reverse cycle heating and cooling and ceiling fans for comfort Covered entertaining deck perfect for hosting family and friends Secured rear garden with space for children and pets to play Single carport Double garage with storage currently converted into a fully lined work from home space with power that could easily be converted back into secured car accommodation Living size: 110m<sup>2</sup> Block size: 640m<sup>2</sup> EER: 2.5 Stars Garage size: 43m<sup>2</sup> Build year: 1987 UV: \$382,000 (2022) Rates: \$2,387 pa (approx)