

**2/12 Duggan Street, Calwell, ACT 2905**



**Sold Townhouse**

Thursday, 26 October 2023

2/12 Duggan Street, Calwell, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 95 m2**

**Type: Townhouse**



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**\$630,000**

Welcome to this inviting three-bedroom townhouse, perfectly designed for comfortable living. With fresh paint and stylish timber-look flooring throughout the living areas, this home is ready for you to move right in. Step inside, and you'll be greeted by a light and airy lounge room, featuring two floor-to-ceiling windows that flood the space with natural light. The open-plan kitchen and dining area is not only a perfect space to prepare and enjoy meals but also provides a delightful view of the spacious courtyard. Whether you're hosting friends and family or simply relaxing outdoors, this courtyard is sure to become a favourite spot. As you explore the interior, you'll find three well-appointed bedrooms with brand new carpet. The main bedroom and the second bedroom both offer built-in robes, providing ample storage space. The main bedroom also boasts a two-way bathroom, creating a practical and convenient ensuite-style setup. For added convenience, the home features a full laundry with direct access to the yard, making chores a breeze. There is also a reverse cycle air conditioning unit to ensure your year-round comfort. Additionally, this townhouse includes a single-car garage with internal access, ensuring your vehicle stays secure and protected from the elements. Outside, the large courtyard has been thoughtfully paved, ensuring easy maintenance and making it a versatile space for outdoor activities. This townhouse is ideally located, offering the best of both worlds – a peaceful residential setting and easy access to essential amenities. Enjoy the convenience of being only a three-minute drive away from the Calwell Shopping Centre and Calwell Primary School. Don't miss the opportunity to make this beautiful townhouse your new home.

Features

- Light-filled lounge room
- Open-plan kitchen and dining area with courtyard access
- Kitchen boasts ample bench space and a new oven
- Main bedroom and second bedroom offer built-in robes
- Main bedroom connects to the two-way bathroom
- Freshly painted with stylish timber-look flooring in living areas
- New carpet in the bedrooms
- Full laundry with direct yard access
- Reverse cycle air conditioning for year-round comfort
- Spacious and low-maintenance courtyard
- Single-car garage with internal access
- Great location
- EER 2.0
- Living 95.85m<sup>2</sup>
- Garage 24.33m<sup>2</sup>
- Rates \$683 per quarter
- Strata \$568 per quarter