

2 Andrew Crescent, Calwell, ACT 2905



Sold House

Friday, 11 August 2023

2 Andrew Crescent, Calwell, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 603 m²

Type: House

\$730,000

Appealing to a wide demographic of buyers this home offers single level living, coupled with a low-maintenance lifestyle, all packaged up in an ever-popular & family friendly suburb, welcome to your new home! Storage & car accommodation are well & truly taken care of in this home & one of the standout features. A large double carport sits proudly at the side of the home, entry is catered for by electric doors. Running adjacent & parallel to the car accommodation are two well-sized garden sheds & a storeroom with power. Inside the home itself, upon entry you are welcomed into the formal living room, a perfect space to relax & unwind. Easy care & low-maintenance bamboo timber flooring is laid throughout, ensuring easy clean for high traffic areas. Moving through the home you'll find the separate dining space & kitchen tucked in the corner. Presenting in neat original condition, the kitchen offers ample bench space, storage options & electric appliances. All three bedrooms within the home are well sized & two of the three feature built in storage of their own. The true star of this homes show is the recently renovated bathroom. Offering stunning floor to ceiling tiling, featuring both a stand-alone bathtub & shower, perfect for the whole family. Outdoors offers privacy & multiple areas to entertain, create & enjoy the space available. Offering all the key ingredients you've been searching for, don't miss this opportunity to secure your new home!

The Perks:

- Single-level residence
- Freshly renovated bathroom
- Three generously sized bedrooms
- Built-in storage to two bedrooms
- Ducted evaporative cooling throughout
- Bamboo timber flooring throughout
- Neat & tidy kitchen
- Separate renovated toilet
- Full sized laundry
- Low-maintenance yard
- Double car accommodation with automatic doors
- Multiple outdoor storage options
- Ample off-street parking options

The Numbers:

- 96m² living space
- 36m² car accommodation
- 603m² block
- 6.4 KW Solar system
- Rental estimate \$540 - \$580 approx. per week
- Year of construction 1989
- Rates \$605 per quarter approx.
- Water \$180 per quarter approx.
- Within walking distance to bus stop
- Only 2-minute drive approx. to Calwell Primary School
- Only 3-minute drive approx. to local St Francis of Assisi's Primary School
- Only 4-minute drive approx. to local Calwell High School
- Only 4-minute drive approx. to the thriving Calwell Shopping Centre

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.