

23 Must Circuit, Calwell, ACT 2905

Sold House

Saturday, 12 August 2023



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Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1089 m2

Type: House

\$1,170,000

Buyers price guide from \$1.1mill Discover the magnificence of space with this commanding family home located on a quiet loop street in the heart of Calwell. Proudly positioned on a substantial land holding just shy of 1100m², this thoughtfully considered 5-bedroom, 3-bathroom family home caters to a wide variety of highly desired wants & needs your family have been tirelessly searching for. This home offers an abundance of natural sunlight with the idyllic north solar orientation, as well as offering scenic mountain views from the kitchen & family living area. Arguably the star of the show & hub of every home, the stunning & tastefully renovated kitchen offers expansive bench space, a myriad of storage options both above & below bench as well as quality appliances even the discerning home chef will approve of. Additional features include a breakfast bar, built-in dishwasher & seamless floor to ceiling windows allowing superb sunlight to stream in. The first wing of the home is purely dedicated to the kids. This area features 4 bedrooms & 2 bathrooms. All rooms include built-in storage of their own with bedroom 2 offering a walk-in robe & ensuite. Both bathrooms have been well kept & present as updated over the years. The second wing of the home is purely dedicated to the parents. This area offers a generous separate rumpus space which features gorgeous, raked ceilings this room is abundant in space & character. Flowing through to the well-sized main bedroom & freshly renovated ensuite, the boxes are well & truly ticked here! Separating the wings of the home is the communal family living area, generous in size & featuring high raked ceilings this is the perfect space for everyone to get together & watch a movie or two. Flowing from the kitchen & family room is the private deck area. A stunning grape trails the edging offering the perfect lush window viewing the mountain ranges beyond. Outdoors offers a paved outdoor entertainment area, further afield the yard offers a grassed area for the kids & pets to run around & wear off their energy. Additionally, toward the front of the block, still enclosed within the yard there is another grass area & water fountain feature. The range of entertainment & living options enables this family home to become the place where your kid's friends gather, where you host the large family Christmas parties & where you watch your family grow through the stages of life from toddler to teenager. If you are seeking a large family 'forever' home where many memories will be created, then we have your newest address!

The Perks:

- Elevated home with commanding views
- Versatile family floorplan
- North facing aspect
- Renovated kitchen with abundance of storage
- Double SMEG oven
- 5-burner gas cooktop
- Built-in dishwasher
- Multiple segregated living areas
- Hardwood timber flooring
- Freshly painted throughout
- 3 x split system heating/cooling units throughout the home
- Ducted gas heating throughout
- Built-in storage throughout all bedrooms
- Fully renovated ensuite
- Elevated deck area with scenic mountain views
- Quiet loop street locale
- Above average building report
- Ample additional parking spaces & level driveway
- Utility room & storage under the house

The Numbers:

- Generous 222m² living space approx.
- Oversized 38m² double garage approx.
- Elevated 1090m² block
- Build date 1989
- Energy efficiency rating of 1 star
- Rates \$2,808 per annum approx.
- Land tax \$4,576 per annum approx. (investors only)
- UV \$498,000
- Rental estimate \$840 - \$890 per week
- Only 2-minute drive approx. to local Calwell Primary School
- Only 4-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
- Only 8-minute drive approx. to the Tuggeranong Town Centre