

**3/6 Webber Crescent, Calwell, ACT 2905**



**Townhouse For Sale**

Wednesday, 22 May 2024

3/6 Webber Crescent, Calwell, ACT 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 165 m2**

**Type: Townhouse**



Lukas Cole

0432289618

## By Negotiation

Step into luxury living with this incredible large townhouse nestled in the sought-after Calwell area. Boasting spaciousness and style, this property offers a haven for families or those who love to entertain. Ascending the stairs, you're greeted by three generously sized bedrooms, two featuring walk-in robes while the third is equipped with built-in storage. The master bedroom boasts a private balcony and split system heating/cooling, ensuring comfort year-round. Additionally, two split systems are strategically placed throughout the property for optimal climate control. Upstairs also features a charming reading area or convenient study nook, perfect for unwinding or catching up on work. Downstairs, the layout is designed for seamless entertaining or cozy family nights in. A spacious lounge area effortlessly flows into the dining and kitchen spaces, creating a welcoming atmosphere for gatherings. Practicality meets elegance with a large laundry area complete with a toilet and wash sink, eliminating the hassle of laundry day. Heated tile flooring downstairs adds a touch of luxury, while the beautiful courtyard beckons for outdoor relaxation. Plus, with direct access through the gate to the Calwell Shopping Centre, convenience is at your doorstep. This incredible townhouse is one of 10 in the complex, this one offers a total of 165m<sup>2</sup> of internal living space, complemented by a large 40m<sup>2</sup> double side-by-side automated lock-up garage, providing ample storage and security for your vehicles and belongings. Don't miss the opportunity to make this stunning property your new home. Give Lukas Cole a call on 0432 289 618 for further information or a private inspection.

Features:- Three large bedrooms- Master suite with walk in robe and ensuite- Heated flooring downstairs- Large courtyard- Toilet downstairs- Easy care complex- Double automated lock up garage with internal access- Opposite shops and plenty amenities within walking distance- 165m<sup>2</sup> living- Three split system heating/cooling systems - Freshly painted- Ducted vacuum Rates: \$2,113.68 pa approx Land Tax: \$2,783 pa approx Body Corporate: \$688.34 pq approx EER: 6.0

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