

# 3 Samuel Close, Calwell, ACT 2905



## House For Sale

Wednesday, 7 February 2024

3 Samuel Close, Calwell, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 402 m2**

**Type: House**



Luigi "Lou" Baldan  
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**\$600,000+**

Introducing 3 Samuel Close, Calwell – a haven of comfort and possibility. This single-level gem is a dream for first-time buyers, investors, or those seeking a cosy downsizing option. The heart of the home boasts an open-plan kitchen, family, and living room, creating a welcoming space for all. With three bedrooms, and built-in robes to two of those, this residence provides ample room for family living. Frontyard, side, and backyard – all perfect for outdoor gatherings and enjoying an alfresco lifestyle. A single carport, additional parking, and generous visitor car spaces offer convenience. This home comes complete with solar panels, security screens, and ceiling fans, ensuring modern comfort. Situated near schools, shops, public transport, and major roads, this residence promises a well-connected lifestyle. Don't miss the chance to turn this property into your dream home. Act now and embrace the unmatched convenience of 3 Samuel Close.

Features:- Single level home- 3 bedrooms, 1 bathroom, 1 carport and off-street parking- Open plan kitchen with gas cooking, family & meals areas- Separate bath and shower- Well-sized bedrooms, two with built-in robes- Split system air conditioning unit & gas wall furnace- Offering front, side, and back yards for outdoor entertaining, kids' play, and pets- Single carport, additional car space and ample visitor parking- Solar panels, security screens and ceiling fans throughout- Several garden/storage sheds- Located close to schools, shops, and public transport

Living size: 103.2 m<sup>2</sup> (approx.) Carport: 19.2m<sup>2</sup> (approx.) Year of construction: 1986 Block size: 402m<sup>2</sup> (approx.) Rates \$2,525 per annum (approx.) EER: 1 star