

31 Must Circuit, Calwell, ACT 2905



Sold House

Saturday, 9 December 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 964 m2

Type: House



Jonathan Irwin

\$825,000

Get ready for summer fun! This feature packed home offers a thoughtful floorplan ideal for family living, a huge backyard with in-ground swimming pool plus being positioned in a quiet loop street close to schools, it's the ideal package for growing families. THE HOME Beautiful stained glass windows and a formal entry offer a warm welcome to 31 Must Circuit. Off the entry flows the generously proportioned and light filled formal living and dining rooms. The central, family sized kitchen offers generous cupboard space, a large breakfast bar, gas cooktop and Fisher & Paykel oven. The kitchen opens into the open-plan meals/family area which is spaciouly sized and benefits from a gorgeous combustion fireplace and beautiful morning sunlight. The master bedroom is a great size and features a built-in robe, a large ensuite bathroom and direct access outside to a private paved courtyard. The remaining bedrooms are well sized with two offering built in wardrobes. The adjacent family bathroom features a bathtub and separate toilet. Those who love to live outside will not be disappointed. Relax in the outdoor entertaining area, plant your favourite veggies in the raised garden beds and enjoy the ample space on offer with 964m² land. The inground swimming pool has been well maintained and upgraded and is ready to be enjoyed. There is nothing like jumping into your own pool on a hot summers' day! THE LOCATION Families with kids will note that there are three schools within Calwell. St Francis of Assisi Primary, Calwell Primary School and Calwell High School. Covenant Christian School in the neighbouring suburb is just 3km away. There's also a bus stop just 4 minutes walk away on Duggan Street. The Calwell Shopping Centre is a brief five minute drive from the home. It offers restaurants, cafés, Woolworths, specialty stores, gym and Kumon Education Centre. Adjacent to the shops is an Early Childhood Centre, Learn to Swim Centre, park and ride, petrol station and (Eastlakes) Calwell Club. The established Tuggeranong suburb of Calwell is located just six kilometres from both the Tuggeranong Town Centre and Erindale Shopping Centre/restaurant precinct. FROM THE OWNERS' We've enjoyed Must Circuit as it's a family friendly street with nice neighbours. Its really close to the local shops and public transport. We'll miss relaxing by the pool on a hot summers' day and being toasty in front of the fire on a cold winters' night. The two separate living spaces meant we could spread out and the large backyard has been great for growing vegetables and keeping chickens. There's also loads of space for kids and pets to play! SUMMARY Split level design on the high side of the street Formal entry with stained glass feature windows Formal living & dining areas Spacious family room with combustion fireplace Generous kitchen with ample bench space & gas cooktop Large main bedroom with ensuite & private courtyard Split system air conditioner Shaded outdoor entertaining area In-ground swimming pool Double carport with power door Huge rear garden with 2 garden sheds & raised veggie beds Internal living: 151m² Carport: 37.2m² Total: 188.2m² Block: 946m² Rates: \$719 per quarter EER: 1.5 All figures are approximate For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082. Disclaimer: Irwin Property and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.