

**36/12 Duggan Street, Calwell, ACT 2905**



**Sold Townhouse**

Thursday, 10 August 2023

36/12 Duggan Street, Calwell, ACT 2905

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 129 m2**

**Type: Townhouse**



Eoin Ryan-Hicks

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**\$540,000**

Step into a home that's like a delicious recipe, perfectly balanced with all the right ingredients. Welcome to Unit 36, a delightful residence that offers a wonderful blend of comfort and convenience. With a charming ingredient list, this property is sure to satisfy your appetite for a new home. **The Bedroom Oasis:**With two bedrooms at either end of the home, this property provides a desirable separation for privacy and tranquility. You'll find peaceful respite in these cozy spaces, perfect for restful nights and energizing mornings. **The Well-Equipped Kitchen:**The kitchen, a pivotal part of any recipe, is fully equipped with gas cooking, ready for you to whip up culinary masterpieces. Let your imagination run wild as you create delightful flavors, using the freshest ingredients and enjoying the seamless flow of the open plan layout and ample storage. **The Central Bathroom and Separate Toilet:**Convenience is key in this recipe-inspired home. The central bathroom and separate toilet ensure that the ingredients of your morning routine are harmoniously prepared, allowing everyone to get ready for the day with ease. **The Garden:**As you approach, the corner position semidetached townhouse catches your eye, nestled on a well-maintained complex. The yard wraps around the side of the house, revealing a delightful surprise—veggie patches and established fruit trees. Cultivate your culinary creations right at your doorstep, adding the freshest ingredients to your dishes. **The North-Facing Front:**Step inside, and the north-facing front welcomes you with a flood of natural light, bathing the open plan lounge and dining. The warmth and brightness create the perfect ambiance for gatherings with loved ones or relaxing evenings at home. **Additional Features:**This property boasts a range of delightful extras. Reverse cycle heating and cooling keep you comfortable all year round, while floating floors throughout add a touch of elegance. The single lock-up garage provides secure parking, with two extra spaces at the front and visitor parking available throughout the complex. **The Final Touch:**The perfect ingredient list for the perfect recipe is complete, but there's one thing missing—someone to love it as much as the previous owners. Embrace this opportunity to make this charming home your own and create a lifetime of cherished memories. Don't miss out on this delectable offering. Contact us today to arrange a viewing and savor the flavor of Unit 36 at 12 Duggan Street, Calwell. A recipe for happiness awaits! Rates: \$2,429 p.a. approx. Land Tax: \$3,028 p.a. approx. Body Corp: \$1,855 p.a. approx. EER: 2.5 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.