

36 Crowder Circuit, Stirling, ACT 2611

House For Sale

Friday, 15 March 2024

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Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 936 m2

Type: House



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Auction 13 April 1.30pm On Site

Rarely is a family home of this size, and original build quality offered to the market. This is a warm, welcoming, wide fronted, single level residence with a separate self-contained unit / home business / rumpus room / bedroom, in one of Stirling's most sought-after loop pockets. This loved family home sits proudly on a beautiful sundrenched 936sqm block, in a quiet, blue-ribbon street, in what the family insists is the best street in Stirling. The house was originally built by a builder for their own family home, later being sold to the current family. The home is primarily in original condition except for the designer kitchen that was installed in 2019, and it offers plenty of scope for someone wanting to add value or to landbank while enjoying an excellent rental return. The property offers an enormous floor plan that would ideally suit families of all sizes, including multi-generational and combined families who are looking for separate living arrangements under the one roofline. It would suit professionals, investors, and entertainers; all that are looking for what can only be described as blue-ribbon suburban setting with all the perks that Weston Creek has to offer.

Main House Offering 4 large bedrooms and two bathrooms, the home has a terrific floor plan. The front veranda, living, dining and master bedroom offer northeast sunlight and are facing the beautiful street. The home is perfectly functional as it is, and it provides plenty of scope to the incoming purchaser to build upon what is currently offered. The house includes an as new kitchen, and living space that seamlessly flows to the front and rear verandas. The bedrooms offer separation to the living areas, with generous amounts of internal storage space, including large linen and storage cupboards. All of this flows out to a large yard with fabulous entertaining and gardening options available.

Self-contained unit / bedroom / home business / rumpus room The separately accessed unit is likely to be used as a rumpus room or home business office. It does however offer the opportunity to accommodate multi generational families, AirBnb guests, or perhaps to supplement the mortgage for an owner occupier by subletting this space to a permanent tenant. The space offers a bathroom and kitchen, and a large open plan room.

Double Lock Up Garage x 2 This home offers two separate lock up garages. The main garage is 52.92sqm, and the second is 42sqm, which comes complete with a small undercar pit.

Features

- 936sqm block.
- Approximately 377sqm under roof line, made up from approximate sizes including 233sqm living area, 95sqm of secure garage space, 26sqm balcony, and a covered outdoor entertaining area that is approximately 24sqm.
- Beautifully appointed kitchen, built in 2019.
- Original condition throughout the remainder of the house.
- Ducted gas heating & evaporative cooling
- Reverse cycle heating and cooling split system units in two of the bedrooms.
- Prized, quiet, blue-ribbon location within one of the most desired pockets and streets in Stirling.

A large corner block, which utilises the space with entertainment options on the veranda, the rear yard, and the corner brick fenced side. The yard space has the flexibility to be utilised for many purposes. An enormous amount of garage space with the two separately located double lock up garages, with this configuration being ideal for car or bike lovers, tradespeople needing to store additional vehicles or trailers off the street and securely, or for those businesses looking for a workshop or to store their business stock. These spaces also offer endless possibilities for that home gym space that you always dreamed of. The property is situated in the heart of Weston Creek – 400m to Chapman Primary School, Chapman Shops (which includes a Supabarn, Pharmacy, Hair Dresser, Café, Bakery and more), 400m to Weston Creek Labour Club, 1 – 1.5kms to Cooleman Ridge Nature Track, 1.2kms to Mount Stromlo High School, 1.8kms to Weston Creek's Cooleman Court Shopping Centre, 5kms to Woden Plaza, 6.6kms to Canberra Hospital, 14kms to ANU, Acton, and beyond to Canberra City. A beautiful home set on an exceptional 936sqm block with low maintenance gardens, positioned in a secluded and picturesque street, this property will leave a lasting impression. Rarely does a property offering these features, this size, and in this location become available for sale. Inspections as listed. COVID-19: Please keep 1.5-metre distance to our staff and other people in the property. We note that we are following ACT Government guidelines in relation to all property inspections.