

36 Must Circuit, Calwell, ACT 2905

House For Sale

Saturday, 3 February 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 946 m2

Type: House



Anthony McCormack
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Mikaela Chan
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Auction

Fully renovated and flawlessly presented in a sought-after Calwell pocket, this pristine family home sits elevated on a private 946m² (approx.) block with a prime northern aspect to the rear. Cleverly upgraded and designed with a fresh rustic feel, it offers easy living spaces with good proportions and a great layout for indoor/outdoor entertaining - plus it captures a gorgeous view to the Brindabella's! This highly desirable family home is also well-positioned within walking distance to the neighbourhood oval and bus stops, and only a short drive to Calwell shops, schools, and Tuggeranong Town Centre.

FEATURES- Fully renovated family home with a fresh rustic feel- Elevated position with gorgeous views to the Brindabella's- Sunken formal lounge room with wood fireplace- Modern kitchen with stone benchtops, quality appliances, and ample cupboard and bench space- Open plan dining and family room with built-in storage- Large covered entertaining deck off kitchen with views- Segregated master bedroom with walk-through wardrobe and ensuite- Updated ensuite with large double-head shower - Three additional spacious bedrooms, three with built-in wardrobes- Updated main bathroom with separate toilet- Renovated laundry- Ceiling fans in family room and all bedrooms- Split system air conditioning units in lounge room, family room and master bedroom- Ducted gas heating throughout- Beautifully landscaped gardens- Paved entertaining area with pizza oven and established vegetable garden- Large, fully enclosed backyard with children's cubby house- Oversized double lockup garage, half converted into a multi-purpose room, great for a home office or gym- Ample driveway space for off-street parking- Walking distance to the Calwell Neighbourhood Oval and bus stop- Close to Calwell shops, Calwell Primary School, and Covenant Christian School- Short drive to Tuggeranong Town Centre

WHAT THE SELLERS LOVE ABOUT THE HOME

1. The different areas of the house and garden mean you can always find a quiet spot- it's a large family home but not rambling.
2. Quiet loop street with long-term neighbours.
3. Outlook- occasionally a dusting of snow in the winter.

STATISTICS (all figures are approximate)

EER: 0 Home Size: 167m² Garage: 69m² Land Size: 946m² Construction: 1989 Land Value: \$479,000 (2023) Rates: \$712 per quarter Land Tax: \$1,357 per quarter (only applicable if not primary residence) Rental Range: \$770 - \$790 per week