

# 49 Outtrim Avenue, Calwell, ACT 2905



## Sold House

Friday, 1 March 2024

49 Outtrim Avenue, Calwell, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 750 m<sup>2</sup>

Type: House



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**\$765,000**

Step into a world of charm and versatility with this split-level 3-bedroom, 2-bathroom home. Perfect as an entry-level home or a savvy investment property, it seamlessly combines practicality with modern living. The spacious living and dining areas create a welcoming atmosphere, ideal for both relaxation and entertaining. An updated kitchen adds a touch of contemporary elegance, while the large built-in study desk off the family room offers an excellent work-from-home space. The main bedroom, thoughtfully segregated for privacy, boasts an ensuite for your personal retreat. All bedrooms feature built-in robes, ensuring ample storage space without compromising style. Experience the convenience of a large covered entertaining area, perfect for gatherings and outdoor enjoyment. The elevated backyard provides a spacious and private oasis, complemented by an oversized double metal garage. Whether you're looking for a comfortable residence or a smart investment, this property offers the best of both worlds. Explore the potential of a great work-from-home setup and the lifestyle possibilities this home presents. Seize the opportunity to own a property that embodies modern living and potential returns.

**The Perks:**

- Split level design
- Built in robes at all bedrooms
- Updated kitchen
- Ducted gas heating
- Split system and ceiling fans
- Quality curtains throughout
- Walk-in linen cupboard
- Large hedging, giving privacy from the road
- Covered entertaining area
- Large back yard
- Oversized double metal garage
- Colour bond fencing

**The Numbers:**

- Living: 115m<sup>2</sup>
- Block: 750m<sup>2</sup>
- Garage: 45m<sup>2</sup>
- EER rating: 3.5 stars
- Build year: 1988
- Rates: \$2532 per annum approx.
- Land tax: \$3940 per annum approx. (investors only)

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.