

50 Must Circuit, Calwell, ACT 2905

LUTON

House For Sale

Thursday, 21 December 2023

50 Must Circuit, Calwell, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 815 m2

Type: House



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

Auction

The first exhibition for this property will be held on Saturday 13 January, with the time uploaded to the websites on Monday 8 January. Ticking all the boxes for those wishing to find the perfect first home in a desirable location, or downsizers who still want to enjoy easy-care outdoor living, is this lovely updated property on an elevated loop street in Calwell. The practical floor plan incorporates a spacious open-plan living space which can comfortably accommodate lounge, dining and study areas. The roomy kitchen is partially open to the living space – it has been tastefully updated and includes plenty of cupboards, induction cooktop, dishwasher and breakfast bar. The laundry off the living area includes a convenient second toilet. There are three bedrooms, two of which have built-in wardrobes, which share the neat original bathroom. Heating and cooling are taken care of by two reverse-cycle split systems, and a 6.6kW solar system has been installed. A fantastic feature of this property is the covered entertaining deck that runs along the whole rear of the home, a perfect outdoor space to enjoy relaxing in year-round. It is accessed from the living space, while the second bedroom also has direct access to it via French doors. The backyard is a good size, flat and super easy-care. It includes a convenient shed and a fire-pit area. There is ample vehicle accommodation with two driveways, and a double garage behind a double carport with roller door. A path adjacent to the home leads to convenient bus stops and the neighbourhood oval just metres away. A five-minute drive away are both the local shopping centre and the comprehensive amenities of the Tuggeranong precinct. Features: - Elevated loop street location - Updated home on a good-size block, ready to move in and enjoy - Spacious open-plan living with lounge/dining/study space - Renovated kitchen - 6.6kW solar system - Two reverse-cycle split systems - Large covered rear entertaining deck - Super easy-care backyard including fire-pit area - Double garage plus double carport, second driveway - Great first home! - Rental appraisal of \$630 to \$660 per week EER: 2 Land Size: 815m² Living Size: 121m² (approx.) Land Rates: \$2,718 p.a (approx.) Land Value: \$460,000 (approx.)