

**51 Duggan Street, Calwell, ACT 2905**

**McIntyre**  
PROPERTY

**House For Sale**

Thursday, 1 February 2024

51 Duggan Street, Calwell, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 807 m2**

**Type: House**



Betty Wark  
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## Offers Above \$730,000

Betty Wark from McIntyre Property is proud to present 51 Duggan Street Calwell. This fantastic light filled home has had a face lift. Freshly painted and with new floating timber floors, it is going to be a great place to call home. As you enter the home you can turn right into the spacious, welcoming lounge room which then flows on to the well configured dining area or simply go straight ahead to the lovely large, light filled family/meals area with sliding doors out to the pergola and rear yard. Whichever way you choose to go, you will find that the living areas wrap around the very well equipped kitchen. The kitchen has also had a facelift with some new splash back tiles, a new range hood and new paint. Offering a gas cook top, electric wall oven, dishwasher and a breakfast bar, and with ample storage and preparation space, you will enjoy meal prep time with the lovely view of the pergola and rear yard that is on offer through the large kitchen window. The well equipped kitchen also opens out on to the spacious family room where everyone will gravitate to when they come home at the end of the day and is also accessible from the formal dining area, which could also make a great work from home office or a play room for the children depending on your requirements. Accommodation is provided with three good sized bedrooms. For convenience, the main bedroom has access to the two way bathroom which has a bathtub, separate shower and new vanity. There is a gas wall furnace in the family room and a split system reverse cycle air conditioner in the dining area and ducted evaporative cooling throughout the home. You will enjoy hosting gatherings on the extremely large, covered outdoor entertaining area which flows out to a fully enclosed backyard which offers easy care lawns and garden beds as well as a large garden shed. The easy care rear yard will be the perfect haven for children and pets to play and also offers plenty of space for vege' gardens or additional garaging. Double car accommodation is provided by a tandem carport, enclosed from the front and side and built under the roof line of the house. Being open to the rear, it allows easy access through to the yard and will making moving in a breeze for the new owners. Set in a very convenient location, close to schools, shops, public transport, and with easy access to arterial roads as well as the Tuggeranong Town Centre, this home is one not to be missed!!

Features Include:

- Updated, modernised and spacious 3 bedroom family home
- Very large lounge and dining rooms with brand new floors
- Light filled family room flows seamlessly on from the kitchen
- Kitchen is equipped with gas cooking, dishwasher, rangehood
- Plus a breakfast bar and ample preparation and storage space
- The tiled kitchen and family room lead out to the huge pergola
- Three very well sized bedrooms will all easily take double beds
- Gas wall furnace in family/meals and RCAC in dining room
- Luxury of ducted evaporate cooling and Infinity hot water
- The enormous covered entertaining area is simply amazing
- Fully enclosed backyard has easy care lawns and gardens
- Car accommodation provide by a tandem carport with rear access

With such an abundance of features and being located close to all amenities this home offers an outstanding opportunity for the astute buyer!

Outgoings & Property Information: Living size: 112.15sqm Block size: 807sqm UCV: \$460,000 Rates: \$2,567 per annum Land tax (if rented): \$4,014 per annum Expected rent: \$630 per week Year Built: 1990 EER: 3

Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.