

53 Johnstone Circuit, Calwell, ACT 2905



House For Sale

Friday, 9 February 2024

53 Johnstone Circuit, Calwell, ACT 2905

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 793 m2

Type: House



Andrew Thorpe
0402017912



Ben James
0448445841

\$980,000+

Situated on an easily manageable and elevated 793m² (approx.) block, this property offers ample space for comfortable family living. The four-bedroom main home is complemented by a self-contained flat downstairs so there's room here for intergenerational living or as a rental for extra income, close to all the essentials at Calwell Shopping Centre, bus connections and lovely nearby ovals. The main residence boasts a spacious upper floor of 167.20m² and a lower floor of 38.80m². Inside, the L-shaped lounge/dining area with laminate 'wood-look' floors receives abundant light from a bank of windows, creating a welcoming atmosphere. The dining room is equipped with a stylish white in-built display cabinet, adding a touch of elegance to the space. The kitchen showcases dark grey granite bench tops and splashbacks, a breakfast bar, generous storage, pendant lights, and appliances including a Chef ceramic cooktop, Westinghouse oven and grill, and a Westinghouse dishwasher. Clever planning sees the social and light-filled casual family/meals area extending to the rear deck and beyond to the backyard through a sliding door, while a paved 'fire pit' area provides additional space for gatherings. Kids and/or pets can enjoy the simple pleasures of unrestricted play in the backyard, which features a good-sized grassed area, established plants, and a garden shed. Four spacious bedrooms provide a relaxing retreat, with three featuring built-in storage for added convenience. The spacious main bedroom offers two built-in robes and an updated ensuite with floor-to-ceiling tiling, a generous shower with a "rain" shower head, and a mirrored cabinet above the single basin floating vanity. The family bathroom hosts a bath, shower, vanity, and a separate toilet. Downstairs, a generous self-contained flat features an open single bedroom/living/dining area, a bathroom, a kitchen/laundry with a Bellini dual ceramic cooktop and a Beko oven, and a convection heater for comfort during the cooler months. The flat has a separate entrance, making it ideal for a teenagers' retreat, extended family, a home office, or an additional income source as a rental. Comfort is maintained in the upstairs part of the home by a Mitsubishi ducted reverse cycle air conditioning system, while a 5kW solar system with a Delta SOLIVIA 5.0 inverter could provide welcome offsets to energy costs. Ample under house storage space, a double carport, and a long/wide concrete driveway complete the package. New to the market and ready for its next lucky family, 53 Johnstone Circuit, Calwell provides the backdrop for many unforgettable years ahead.

EER 2.5 Why this home is solely for you: * Situated on an easily manageable and elevated 793m² (approx.) block * Four bedroom main home with a self-contained flat downstairs - designed for practical living with a touch of modernity, enveloped by mature gardens * Residence size: Upper Floor - 167.20m², Lower Floor - 38.80m² * Main home flaunts an L-shaped lounge/dining with laminate 'wood-look' floors that receives abundant light from a bank of windows * Dining room equipped with a stylish in-built display cabinet * The kitchen showcases dark grey granite bench tops and splashbacks, a breakfast bar, generous storage, pendant lights, and appliances including a Chef ceramic cooktop, Westinghouse oven and grill, and a Westinghouse dishwasher * Social and light-filled casual family/meal room with laminate 'wood-look' floors, seamlessly connected to the rear deck and beyond to the backyard through a sliding door * Four spacious bedrooms, three with built-in storage, providing a relaxing retreat * The spacious main bedroom offers two built-in robes and an updated ensuite with floor-to-ceiling tiling, a generous shower with "rain" shower head, and a mirrored cabinet above the single basin floating vanity * The family bathroom hosts a bath, shower, vanity and a separate toilet * Laundry with generous space for appliances and convenient backyard access * Comfort is maintained in the main house by a Mitsubishi ducted reverse cycle air conditioning system * 5kW solar system with a Delta SOLIVIA 5.0 inverter provides some welcome offsets to the energy costs * A generous downstairs self-contained flat features an open single bedroom/living/dining area (bedroom five) with a wall of built-in storage, a bathroom, a kitchen/laundry with a Bellini dual ceramic cooktop and a Beko oven, a convection heater to keep it warm and comfortable during the cooler months and a separate entrance (no internal access from the main home) - ideal for a teenagers retreat, extended family, a home office or an additional income source as a rental * Outside you will be set for socialising with the large undercover alfresco deck area, suitable for all your outdoor furniture, dining, barbecue, and entertainment needs * A paved 'fire pit' area provides an additional entertaining space * Kids and/or pets can enjoy the simple pleasures of unrestricted play in the backyard where a good sized grassed area is accompanied by established plants and a garden shed * Ample under house storage space * Car accommodation is provided by a double carport * A long/wide concrete driveway and parking bays near the front door path provide ample room to park additional cars and/or toys off-street * Easy access to Calwell oval and local playgrounds, within the Calwell Primary School and High School Catchment Zone, close to St. Francis of Assisi's Primary School and a short distance to public transport, arterial roads, the Calwell Shopping Centre and a short drive to Tuggeranong Town Centre and South.Point shopping centre