

7 Roope Close, Calwell, ACT 2905

LUTON

House For Sale

Tuesday, 19 December 2023

7 Roope Close, Calwell, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 457 m2

Type: House



Kelsey Tracey
0261763448

\$685,000+

Kelsey Tracey from Luton Properties Tuggeranong is excited to present to the market 7 Roope Close Calwell. Perfectly positioned in a quiet cul de sac on a generous 457m² parcel of land, this single level three bedroom home will appeal to a variety of investors, first home buyers and downsizers alike. Offering 103m² of internal living space across an open plan design this ideally located home is the perfect place to start. As you enter the home you are welcomed by the large living/dining area with a split system for comfort and sliding door access to the covered entertaining space. The adjacent kitchen is well appointed with a pantry and standalone gas cooktop and oven. There are three bedrooms of accommodation with a two-way family bathroom that services the home with a separate bath tub, large shower alcove and a combined laundry. Externally the private garden is a great space to entertain, with a grassed area suitable for children and pets to play and shaded by trees, a paved area with pergola and car accommodation provided by the single carport. Convenience is key with the Calwell Shops just a 200m walk away you will have your groceries, chemist, doctor and public transport close by. Inspection is encouraged and offers are welcomed, call Kelsey on 0414 422 824 to register your interest today. Key Features 3 Bedrooms | 1 Bathroom | 1 Carport Living size: 103m² Block size: 457m² Carport size: 18m² EER: 3.0 Stars Build year: 1986 UV: \$420,000 Rates: \$2,525 pa (approx) Land Tax: \$3,917 pa (approx) Current Tenancy: Periodic tenancy currently in place (Month by Month)