

76 Must Circuit, Calwell, ACT 2905



Sold House

Friday, 15 September 2023

76 Must Circuit, Calwell, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 771 m²

Type: House

Contact agent

Situated in the ever-popular suburb of Calwell on a quiet loop street, is this immaculate three-bedroom family home. With landscaped yards, views to the Brindabella's, a northerly aspect which floods the home with natural light, an oversize garage/carport plus an array of features to suit the modern family lifestyle, this home is sure to impress. The moment you step inside you are greeted with the warmth and charm of the home as the bamboo timber flooring flows elegantly through the living, kitchen and dining area. The kitchen is sleek in design and comes fully equipped with gas cooktop, stainless steel appliances, large fridge alcove, an abundance of storage with a pantry and ample bench space with stone benchtops. For those who work from home or need extra space for their hobbies, the additional office space adjacent the kitchen is a fantastic bonus. It provides the ideal environment for productivity and creativity. The dining room comes equipped with built in drawers for additional storage and enjoys view from a picturesque window that soaks up the afternoon sunsets over the Brindabella's. Accommodation is provided by three generously sized bedrooms, all boasting their own built-in robes with mirrored sliding doors. All bedrooms are serviced by a fully renovated bathroom with floor to ceiling tiles and full size bathtub. With convenience in mind the home also features air conditioning and heating to the living area, day/night blinds, ceiling fans plus an insulated double garage and oversize carport with remote access that caters to an array of buyer's needs from home gym, auto workshop or man cave there is opportunity to make this space your own. The outdoor area is an entertainer's delight! The landscaped yard is perfect for gardening enthusiasts, and the rear entertaining deck is the ideal spot for hosting gatherings with family and friends. Enjoy barbecues, al fresco dining, or simply unwind while taking in the serene views of your backyard and nearby Tuggeranong Hill on the custom timber bench. Calwell is celebrated for its meticulously designed community, providing a healthy blend of natural beauty and modern convenience. In close proximity, you'll discover an abundance of parks, nature reserves, shopping destinations, dining options, and educational institutions. These amenities include but are not restricted to the Calwell Shopping Centre, Calwell Primary School, St. Francis of Assisi Primary School, and the Tuggeranong Town Centre.* Quiet loop street* Large 771m2 block* North facing* Ample natural light* Elevated position* Mountain views* Three generous bedrooms* Built-in robes to all bedrooms* Modern kitchen* Stone benchtops* Renovated bathroom* Full size laundry with tub* Air-conditioning* Gas/electric heating* Ceiling fans* Landscaped gardens* Block-out and sheer roller blinds* Colorbond fencing* Insulated double garage* Double carport* Automatic door to carport with remote* Covered timber deck* Bamboo timber flooring* Close to shops, schools, parks and nature reserve Rates: \$2,466pa (approx.) Land Tax: \$3,778pa (approx.) UCV: \$431,000 (2023) Block: 771m2 Living: 123m2 Garage: 40m2 Carport: 65m2 EER: 2.0 Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.