

8 Andrew Crescent, Calwell, ACT 2905

MY MORRIS

House For Sale

Friday, 9 February 2024

8 Andrew Crescent, Calwell, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 758 m2

Type: House



Zac Morris

0432141648

\$770,000+

My new owners will love:

- The spacious floor plan offering over 120m² of living area
- Floor to ceiling glass throughout for light and bright living
- Spacious and landscaped front and rear gardens
- Perfect northern aspect

Spacious, beautifully maintained and move-in ready, this lovely three-bedroom home is the perfect start for those looking to enter the market. Positioned in a whisper quiet loop street with lovely neighbours, this is a wonderful location for young families. Furnished throughout with wonderful floor to ceiling glass, you will enjoy beautiful light filled living year-round. With a warm and inviting atmosphere, you are sure to feel at home right away. Perfectly functional throughout, this is a fabulous opportunity to purchase, add your own touches and modernise in the future. Beautifully landscaped front and rear, the gardens are a real delight! Thoughtfully designed, the front gardens provide privacy, create a lovely street view, and provide extra off-street parking options. Expansive, flat, and usable, the rear gardens are lush and green and give an excellent space for children and pets to play. The purpose-built vegetable gardens are abundant, and the covered entertaining area is a great space to unwind. Positioned on a large block, this lovely property has endless potential and will make the perfect first home. If you have been looking for a spacious and light-filled entry level property, be sure to inspect 8 Andrew Crescent, Calwell. My features include:

- Spacious three-bedroom home with two-separate living areas
- Large kitchen with great storage options, updated, stainless steel appliances, pantry, breakfast bar and an outlook over the rear garden
- Ducted gas heating, split system unit and ceiling fans installed for comfort year round
- Lovely light filled living space with floor-ceiling windows installed
- Generous bedrooms with built in robes to two
- Large double garage and additional off street parking available

My specifics: Living size: 123m² Block size: 758m² UV: \$416,000 Rates: \$2,524 p/a Land tax: \$3,915 p/a (if rented) EER: 3.0 stars No unapproved structures