

# 89 Costello Circuit, Calwell, ACT 2905

LUTON

## Sold House

Saturday, 4 November 2023

89 Costello Circuit, Calwell, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 936 m2

Type: House



Kelsey Tracey  
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**\$733,000**

Kelsey Tracey from Luton Properties is delighted to present to the market 89 Costello Circuit Calwell. This fantastic three-bedroom home is sited on an exceptional 936m<sup>2</sup> RZ2 block with scope for future development. Perfectly positioned in a quiet loop street and just a 300m walk to the Calwell Shopping Centre, this is an excellent opportunity for first home buyers, investors and downsizers alike. This much-loved family home, features two separate living spaces to be enjoyed including the formal lounge and the family room adjacent the kitchen with sliding door access to the covered entertaining area, creating a wonderful indoor to outdoor flow. The kitchen is the heart of this home, updated in modern tones with fantastic storage options, a standalone electric cooktop and there is also a dishwasher installed at the property. All three bedrooms are generous in size with a full wall of built in robes to the main bedroom and the family bathroom services the home with separate bath and w/c. Additional features of this home include, double glazed windows, split systems for heating/cooling, LED lighting and a large internal laundry with cupboard for storage. Externally there is something for everyone to enjoy. There is a covered deck at the front of the home that is the perfect space to enjoy the northern sun and there is a large covered entertaining area, fit for hosting even the largest of family gatherings. The rear garden provides an abundance of space for children and pets to play, shaded by well established trees and a shed for storage. Car accommodation is provided by the oversized single garage with auto door and additional off street parking options on offer. Key Features: 3 Bedrooms 1 Bathroom 1 Garage Expansive 936m<sup>2</sup> block with RZ2 zoning Three bedrooms all generous in size with built in robes to the main bedroom Recently repainted and new carpet installed throughout Updated kitchen with excellent storage, electric cooktop and a lovely garden outlook Separate and spacious living areas including the formal lounge and family room within sliding door access to the rear garden Family bathroom services the home with a separate bath tub and w/c Large internal laundry with cupboard for storage Oversized garage with auto door and additional off street parking options Front and rear covered entertaining spaces for the family to enjoy Expansive and well established rear garden that is secured by colourbond fencing, with space for children and pets to play Double glazed windows for added comfort LED lighting Split systems installed for heating and cooling Instant gas hot water Short walk to the Calwell Shopping Centre with Woolworths, chemist, doctor and bus station on site Block size: 936m<sup>2</sup> (Rz2 Zoning) Living size: 101m<sup>2</sup> Garage size: 29m<sup>2</sup> EER: 4.5 Stars Rates: \$2,699 (approx.) UV: \$459,000 (2023)