

# 9 Zox Circuit, Calwell, ACT 2905

## Sold House

Monday, 14 August 2023

9 Zox Circuit, Calwell, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 703 m2**

**Type: House**



Kieran Jackson  
0262949393

## Contact agent

This property would make a great home for an executive couple or family looking for an easy care property set on a 703sqm block, in a great location close to a choice of schools, easy access to shopping centres and public transport. McIntyre Property is proud to present 9 Zox Circuit, Calwell. Unpack, move-in and start enjoying all that is on offer. As you arrive you will find lovely easy-care gardens that lead to the entry. Upon entry you will find a great sized formal lounge and dining room, with raked ceilings to create space and grandeur, french doors and a reverse cycle split system. Off the dining room is a great multipurpose room that would make a fantastic work from home space, a children's playroom, the possibilities are endless. The split-level design then takes you to the "hub" of the home, the open plan kitchen, meals, and family room. The kitchen has a lot to offer its new owners, with ample amounts of cupboard and bench space, stainless steel appliances include a Westinghouse double oven, Fisher & Pykel gas cook top and Bosch dishwasher. Glass backsplash, stone bench tops, a large double door pantry for food and appliance storage plus a great breakfast bar. You will be able to cook up a storm in this fantastic kitchen. The family room will be a space where everyone loves to gather and relax. All four bedrooms are of great size, the master bedroom is segregated to the front of the home. With a ceiling fan and reverse cycle split system, a great sized walk-in robe and ensuite bathroom, this is the ultimate parents' retreat. Bedrooms two and three feature built-in robes and ceiling fans. Heading outside you will love the mature gardens and tranquil space to enjoy spending time with family and friends. Don't delay inspecting, call Colin or Kieran today to find out how to make this house your next home. Features Include: • Split level design • Formal lounge with raked ceiling • Fantastic kitchen with stainless steel appliances & plenty of storage • Open plan, kitchen, meals, & family room • Segregated master bedroom with walk-in & ensuite bathroom • Main bathroom with spa bath • Ducted gas heating + multiple, ceiling fans & reverse cycle split systems throughout • Ducted vacuum • Separate laundry with external access • Double door linen cupboard • Lovely established gardens • Double garage + off-street parking • Great location

Outgoings & Property Information: Living size: 193 sqm Block size: 703 sqm UCV: \$469,000 Rates: \$2,751 per annum Land tax (if rented): \$4,169 per annum Year Built: 1992 EER: 1.5

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