

17 Denovan Circuit, Calwell, ACT 2905

House For Sale

Friday, 12 April 2024



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 844 m2

Type: House



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Auction 08/05/2024

Nestled in a tranquil setting, this warm and fully renovated 4-bedroom, 2-bathroom family residence seamlessly blends modern comfort with timeless charm. The residence stands out with its dual living areas, presenting versatile spaces that cater to both relaxation and entertainment needs. Among these spaces is a sunken living room, an architectural gem that adds a touch of elegance to the home. The focal point of this inviting space is a cosy wood-burning fireplace, perfect for curling up on chilly evenings or hosting intimate gatherings with friends and family. Additionally, this home features ample cupboard space throughout, ensuring seamless organisation and storage solutions for every corner of the home. Natural light floods the interiors, enhancing the ambiance and creating a welcoming atmosphere throughout the home. The heart of the home lies in the large Duratech kitchen, where culinary delights await. With ample bench space, luxurious 40mm Caesarstone benchtops, and top-of-the-line Electrolux and Miele appliances including an induction cooktop that sync to the rangehood, double oven, and semi-integrated dishwasher, cooking will become a joyous experience and entertainers dream. As you step into the expansive master bedroom, you're greeted by a walk-in robe and ensuite, providing both convenience and luxury. The windows are adorned with elegant plantation shutters, adding a touch of sophistication to the space. Additionally, the home offers three more bedrooms, all equipped with built-in robes, ensuring ample storage for all your needs. The three-way bathroom ensures convenience and privacy, with separate facilities for the toilet, hand basin, and shower. Configured with internal access, the double car garage has been meticulously arranged to serve as a versatile multi-use space, suitable for conversion into a rumpus room, gym, or for its original purpose as a garage. Step outside to discover the neatly designed and landscaped 844m² split-level backyard, featuring a large covered entertaining area where you can unwind and soak in the stunning views of the Brindabella mountains. The yard has been designed to ensure families can enjoy the views while maintaining functionality.

The Perks:

- Beautiful views of the Brindabella mountains
- Two separated living areas
- Study nook with built in desk and shelving
- Spacious and open plan kitchen, living and dining
- Built in cabinetry to open living area
- Woodfire place to sunken living room
- Hybrid timber flooring throughout house with carpet to all four bedrooms
- Ample built in storage cupboards throughout
- Evaporative cooling and ducted gas heating
- Duratech kitchen with ample bench space
- 40mm Caesarstone benchtops
- 60mm Induction Electrolux four burner cooktops
- Electrolux canopy rangehood that syncs with cooktop
- Electrolux double oven
- Miele semi-integrated dishwasher
- Double kitchen sink
- Soft close kitchen drawers and cabinetry
- Duratech cabinetry throughout home
- Built in wine shelf catering up to 36 bottles
- Walk in robe and ensuite to the master bedroom
- Built in robes to bedrooms two, three and four
- Three-way main bathroom
- Plantation shutters to master bedroom, ensuite and main bathroom
- Daytime roller blinds and curtains to bedrooms two, three and four
- Night-time + daytime roller blinds to main living/dining area
- Generous sized outdoor covered entertaining deck
- Neatly landscaped split-level backyard
- Back to base security system
- East facing frontage

The Numbers:

- Total house size: 232m²
- Block: 844m²
- Build year: 1988
- EER rating: .5 Stars
- Rates: \$2927 per annum approx.
- Rental estimate: \$870-\$890 per week