

23 Hammill Close, Calwell, ACT 2905

McIntyre
PROPERTY

House For Sale

Wednesday, 26 June 2024

23 Hammill Close, Calwell, ACT 2905

Bedrooms: 3

Bathrooms: 2

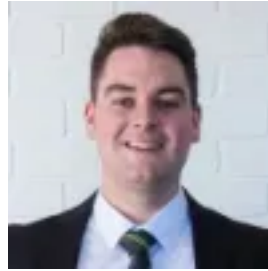
Parkings: 1

Area: 540 m2

Type: House



Colin McIntyre
0262949393



Kieran Jackson
0262949393

\$680,000+

Discover the potential of this property waiting to be revitalized by its new owners! Nestled in a convenient location close to schools, shops, and public transport, this home offers a fantastic opportunity for renovation enthusiasts and savvy investors alike. McIntyre Property are proud to present 23 Hammill Close, Calwell to the market. Step inside to a well-designed floor plan featuring a formal lounge and dining area, complemented by a spacious kitchen boasting ample cupboard and bench space. The kitchen also has a gas cooktop, wall oven and dishwasher. Adjacent is a cozy family room, perfect for everyday living. All three generously sized bedrooms provide comfort, bedrooms one and two have built-in robes enhancing storage convenience. The master bedroom treats you to a large ensuite bathroom complete with a relaxing spa bath. Stay comfortable in the cooler months with ducted gas heating. Outside, a large green space beckons, ideal for children and pets to frolic freely. Parking is effortless with a large single garage and ample off-street parking available. After years of rental, this home is ready for a new lease on life through your creativity and vision. Whether you're seeking your first home or aiming to enhance your property portfolio, seize this opportunity to renovate and realize the rewards. Don't miss out - schedule your inspection today and uncover the possibilities awaiting at this promising address!

Features Include:

- Formal lounge and dining room
- Functional floor plan
- Good sized kitchen with dishwasher
- Family/meals areas
- Master bedroom with BIR and ensuite bathroom
- Ducted gas heating
- Separate laundry
- Instant hot water system
- Single garage plus off-street parking
- Great first home or investment property
- Good location

Outgoings & Property Information: Living size: 129.33 sqm Block size: 540 sqm Garage size: 23.80 sqm UCV: \$417,000 Rates: \$2,514 per annum Land tax (if rented): \$3,890 per annum Expected rent: \$600 per week Year Built: 1998 EER: 3.5

Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.