

**26 Johnstone Circuit, Calwell, ACT, 2905**

LUTON

**House For Sale**

Friday, 23 August 2024

26 Johnstone Circuit, Calwell, ACT, 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Martin  
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## A Spacious Offering On Johnstone

Experience More ...

Modern Finishes | Brindabella Views | Family Friendly Entertaining

Flawlessly updated throughout, beautifully appointed interiors and a gorgeous elevated design all combine to provide an idyllic family sanctuary in a sought-after position in Calwell offering a landscaped facade, generous living and an enormous backyard.

An renovated home offering a palette of contemporary colours, an easy flow between indoor and outdoor entertaining areas, stunning landscaped gardens, exceptional Brindabella Mountain views and exceptional car accommodation options. This home offers abundance of features and is a home NOT to be missed!

On entry, you are greeted by a stunning open plan entry which takes you through the lounge room and dining. The complete kitchen opens out to the family room which flows directly out to the expansive entertaining pergola which overlooks the enormous secure backyard.

Family excellence continues with four bedrooms in total, all of which are appointed with built-in wardrobes. Both bathrooms are completely renovated for your luxury, with the second bathroom having a combined family sized laundry.

The downstairs rumpus doubles as a fifth bedroom/teenagers retreat or is ideal for a home office/work space. A rare offering for families looking for that extra space or a unique work from home set up.

Offering the complete package in such a sought after location will not last long on the market. An inspection is highly recommended.

### Key Features |

4 Bed | 2 Bath | 2 Carport

Stunning street appeal on arrival with a modern rendered facade

Completely re-landscaped from the front to the back

Four bedrooms of accommodation, all with built in robes

A fifth bedroom/rumpus down stairs with its own entry and air conditioning

An open plan lounge and dining room on entry

A completely renovated kitchen looking over the spacious family room

Two expansive outdoor entertaining pergola's overlooking the Brindabella Mountain range

A gorgeous array of hybrid vinyl flooring throughout

Ducted gas and evaporative cooling for year round comfort

Solar panels for significant energy savings

### Key Information |

Living: 164.5 sqm

Block: 718 sqm

EER: 2.5 Stars

Rates: \$ 717.75 per quarter

Land Tax (If Rented): \$ 1,181 per quarter

Auction | Saturday the 21st of September at 10:00 am, On Site.

UNLESS SOLD PRIOR

To register your interest, please call Michael on 0411 748 805

This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!