

**6 Cathie Place, Calwell, ACT 2905**



**House For Sale**

Wednesday, 3 July 2024

6 Cathie Place, Calwell, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1004 m2**

**Type: House**



Steven Thomas

0419888026

**\$1,299,000+**

The impressive street appeal on arrival is the first hint of what is to come. The home is in a dress circle location in one of the highest points in Calwell. This combined with a 1004m<sup>2</sup> parcel of land means this is something very special indeed. On arrival you are greeted with rolling front lawn, and stunning views across valley. Once inside, the sun drenched, north facing lounge rooms has towering ceilings and exposed beams. Double glazed windows have views down the valley over your beautiful front gardens. The dining room is up a split level, segregated and has views to rear gardens and spacious parcel of land. The kitchen has been renovated with stone Benchtops, Asco dishwasher, electric cooktop and oven. the family room is spacious and features slow combustion fireplace. The family room opens to a stunning rear deck ideal for capturing winters sun. All bedrooms are a good size. The master is huge with walk in robe and new contemporary ensuite with quality vanity, shower screen and tapware. All other bedrooms have built-in robes. A study is to rear of the oversized garage. Year round Comfort is assured with new gas heating, evaporative cooling and split RC system to master bedroom. The bathroom has new shower screen, and features quality slate, spa bath and segregated powder and toilet areas which is ideal for growing families. The gardens are manicured and there is ample play space for children. Stunning panoramic views High on hill in Calwell Magnificent towering ceilings with raked beams Four bedroom ensuite home with study Three good size, living areas, dining, family and lounge. Ducted gas and evap cooling plus split r/c to bedroom Double glazing to lounge room High on Hill in quiet cul-de-sac New carpet throughout New paint to most of home / New kitchen with stone benchtops Asko dishwasher, cooktop and oven New garden shed New fencing New paving New designer Ensuite with floor to ceiling tiles, quality vanity tapware, shampoo insets Lovely new rear decking New six star gas heating New shower screen Near Reserve land and bus stop Short drive to Calwell shops and major arterial roads