

60 Must Circuit, Calwell, ACT, 2905



House For Sale

Friday, 17 January 2025

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Lovingly updated family home.

What you see:

A tastefully renovated and updated home positioned in a quiet loop street. An efficient floorplan designed for families and seamless indoor-outdoor living.

What we see:

An easy decision.

See more:

Thoroughly renovated and updated throughout and lovingly finished as a family home

North facing to the key areas of the home

Positioned in a quiet loop street

Open plan kitchen, living and dining

Additional secondary living area

Expansive kitchen featuring 20mm stone benchtops, island bench and expansive serving window leading to covered outdoor entertaining area

Appliances include Miele electric cooktop and dishwasher

Master bedroom featuring WIR and ensuite

Additional retreat/study area in master bedroom

Additional three bedrooms featuring BIR's

Bathrooms featuring floor to ceiling tiles and bath in main bathroom

Undercover outdoor entertaining area with spa

Large backyard and landscaped front and rear yards

Zoned reverse cycle heating and cooling

Oversized double garage with built in work bench and drive through access to the rear all 3 garage doors with motors

Ample off street parking with circular driveway

Additional garden shed

Double glazed windows in north facing living areas

3 phase power

8kw solar system, 3-phase inverter and Tesla 13kW battery

Freshly painted throughout

New lighting and ceiling fans

Hot water system set to heat up during the day

Ceiling fans in each bedroom

Within 5 minutes' walk to Calwell Oval

Within 12 minutes' walk to Calwell Primary School

Within 16 minutes' walk to Covenant Christian School

Within 9 minutes' drive to Southpoint Tuggeranong

Living area: 155m²

Garage: 47m²

Block: 809m²

EER: 2.0

Built: 1988

Rates: \$2,790 p.a

Rental Appraisal: \$750 - \$800 p.w

Land Tax: \$4,836 p.a

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