

68 Denovan Circuit, Calwell, ACT, 2905

House For Sale

Thursday, 24 October 2024



THE
PROPERTY
COLLECTIVE

68 Denovan Circuit, Calwell, ACT, 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Premium Location, Timeless Design, and Mountain Views

Nestled in an exclusive dress circle location with stunning mountain views, this elevated home offers the perfect blend of space, comfort, and future potential, making it an ideal choice for growing families. Positioned in one of the suburb's most sought-after pockets, the property enjoys a serene, peaceful setting while being conveniently close to all amenities. The breathtaking vistas of the Brindabella Mountains make this residence a rare find in such a prized location.

Lovingly held by the same owners since 2001, the split-level design maximises both space and functionality. High ceilings, exposed brick, and segregated bedrooms infuse the home with warmth and character. Immaculately maintained in its original condition, this home offers exciting potential for future improvements to further enhance its appeal.

The heart of the home is the kitchen, which overlooks the rear deck and captures the same stunning mountain views. Whether preparing family meals or entertaining guests, the kitchen's practical layout, including a serving hatch to the adjacent dining room, makes it a versatile and functional space for everyday living as well as special occasions.

Four beautifully presented bedrooms offer ample accommodation for family or guests, each featuring built-in robes. The master bedroom is a true highlight, set down two steps to create a sense of privacy and seclusion. A large window perfectly frames the sweeping views of the Brindabella Mountains, while the ensuite adds an extra level of convenience and luxury to this peaceful retreat.

The bathrooms exude charm, with earthy timber tones and multiple vanities adding to the home's unique appeal. The main bathroom includes a bathtub for relaxation, and a separate toilet allows for practical dual use. A separate laundry with direct access to the side yard further enhances the home's functionality.

Step outside to the expansive rear deck and generous 1087m² block, where endless possibilities for outdoor living and entertaining await. Whether hosting family gatherings, envisioning a pool, or further landscaping the gardens, this backyard is designed for relaxation and enjoyment.

Year-round comfort is guaranteed with a ceiling fan, reverse cycle split system, gas wall furnace, and ducted evaporative cooling, creating the perfect environment for modern family living in all seasons. The property also features a double garage with internal access as well as a spacious basement for additional storage.

With its timeless design, stunning views, and scope for personalisation, this home presents an exceptional opportunity to create your dream lifestyle in an unbeatable location!

The Location:

- Calwell Shopping Precinct
- South.Point Shopping District
- Lanyon Marketplace Nearby
- St Francis of Assisi's Primary School
- Calwell Primary & High School
- St Mary McKillop College
- Calwell playing fields and sporting grounds

The Perks:

- Exclusive dress circle location with Brindabella Mountain views
- Elevated home with space, comfort, and future potential
- Peaceful setting, close to amenities
- Held by the same owners since 2001
- Split-level design with high ceilings and exposed brick
- Immaculately maintained, offering scope for upgrades

- Kitchen with rear deck views and serving hatch to family room
- Four bedrooms with built-in robes, including a master with ensuite and mountain views
- Charming bathrooms with earthy tones, main bathroom with bathtub
- Separate laundry with rear deck access
- Large 1087m² block with potential for pool or landscaping
- Year-round comfort with ceiling fan, reverse cycle split system, gas wall furnace and ducted evaporative cooling
- 3,000L rainwater tank, great for garden use and cutting water costs
- Double garage with internal access and spacious basement storage
- Unique opportunity to personalise in a premium location

The Numbers:

- Total internal living: 168.95m²
- Garage: 35.50m²
- Block: 1087m²
- Rates: \$3,067 p.a. approx.
- Land Tax: \$5,578 p.a. approx. (Investors Only)
- Land Value: \$512,000 (2024)
- Build: 1991
- EER: 2.0 Star

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.