

6 Girdlestone Cct, Calwell, ACT 2905

Auction

House 3 2 2



## Architecturally Designed Large Light-Filled Family Home

Perfectly positioned in an elevated pocket of Calwell, this beautifully presented three bedroom home offers an exceptional sense of space, comfort and natural light. With an impressive 170m<sup>2</sup> of internal living, it is significantly larger than most three bedroom homes in the area and has been thoughtfully designed to capture sunshine and the surrounding outlook.

### Open for Inspection

Sat, 14 Mar 2026 - 10:00 AM to 10:30 AM

### Auction Details

28/03/2026 at 11:30 AM

Step inside and you are immediately welcomed by expansive floor-to-ceiling windows and sliding doors, allowing natural light to flood the home and seamlessly connect indoor and outdoor living. The generous family and dining area forms the heart of the home, complemented by a well-designed kitchen featuring ample bench space and a large pantry, ideal for everyday living and entertaining.

The home offers multiple living zones, including a separate lounge area with ceiling fan and split system heating and cooling, while ducted gas heating and underfloor heating ensure year-round comfort.

The oversized master bedroom is a true retreat, complete with a walk-in robe, a bright ensuite and sliding door access to a charming private sitting area - the perfect spot for a morning coffee. The two additional bedrooms are also generously sized and serviced by a spacious family bathroom with a bathtub and separate toilet.

One of the standout features of the home is the connection to the outdoors. Sliding doors open to multiple courtyard-style seating areas, all sheltered by a wraparound pergola, creating beautiful spaces to relax or entertain throughout the seasons. The backyard also offers privacy and a flat grassed area, garden shed and elevated mountain views, with a desirable north-west aspect to the rear capturing afternoon sunshine.

Additional features include a double brick garage under the roofline, Luxaflex window coverings, pelmets and solar panels to help improve energy efficiency and reduce running costs.

Set in a quiet circuit close to local schools, shops and parkland, this is a wonderful opportunity to secure a spacious and beautifully maintained home in a sought-after Tuggeranong location.

### Key Features:

Spacious 170m<sup>2</sup> of internal living

### Listed By

The Office

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