

26 Johnstone Cct, Calwell, ACT 2905**Sold - 18/02/2021**House 4  2 **Price guide - \$740,000+**

Auction Location: On-site.

Designed for comfort and versatility this is the perfect find for the family who love to entertain! With spacious living areas and an elevated 718m2 position, this home will impress on all levels.

Open for Inspection

By Appointment.

Entertaining is sure to be your new favourite pastime in the outdoor alfresco area; stunning views and a covered deck will ensure you enjoy the outdoors in rain or shine! Landscaped gardens surround the home and there is an abundance of off-street parking ideal for teenagers or even a boat, caravan or trailer. Car accommodation is taken care of by the double carport and the old garage on the lower level has been converted into a 5th bedroom with reverse cycle aircon but could also be used as a multipurpose room, run your small business from the comforts of your home or create the ultimate teen or parent retreat.

Privacy and security is second to none in this property with economical roller shutters surrounding the home providing extra shelter and security from the elements and giving you peace of mind year round. Floating flooring covering the spacious centrally located kitchen and living room spill out to a large back veranda that will have you immediately at ease as you enjoy the views. The large laundry is shared with the stylish second bathroom updated to include all the mod cons and great storage.

- 4 Spacious bedrooms upstairs with BIRs
- Rumpus, home office, studio or teen retreat is a fantastic addition downstairs including aircon.
- Stylish centrally located kitchen with sleek stainless appliances, gas cooking and a filtered water system, save money and the environment.
- Gas Instantaneous hot water system
- Economical Block out security shutters, fantastic for extra security, privacy and comfort
- Ducted gas heating and Evaporate cooling to battle the harsh Canberra seasons
- Formal dining and 2 living areas, great to separate the kids from the grownups.
- Functional main bathroom with tub and separate WC.
- Large laundry/shared bathroom with abundance of built in storage
- Floor area 134.5m2 upper 30m2 lower, land area 717m2
- Rates: \$2,625 approx. Land Tax: \$3,652 approx.
- Constructed : 1988 UV: \$361,000

NBN ready

Listed By

The Office

Phone: (02) 6223 2620

