



15 Burt Crescent, Calwell




Big on space, full of potential

One of the best-value homes in Tuggeranong has just hit the market! Offering space, flexibility and room to grow on a generous 950m² block, this 4-bedroom, 2-bathroom property delivers outstanding potential for first home buyers or young families ready to make their mark. With fresh paint, new carpet and endless opportunity inside and out, it's your chance to create something special for your family.

Light-filled living with wow factor: The expansive open-plan living, dining and kitchen has instant wow factor with soaring raked ceilings and large windows framing leafy treetop views. The practical kitchen is ready to enjoy with plenty of storage and an eat-in breakfast bar, it's got the perfect bones to design your dream kitchen down the track. Throw open the glass sliding doors and the living space extends to the elevated entertaining deck, made for summer barbecues with peaceful views over the reserve.

Space for the whole family: The private master is a true parents' retreat, set apart from the other bedrooms with a walk-in robe, ensuite and direct deck access. Three additional bedrooms with ceiling fans ensure there's room for kids, guests, or a home office.

Outdoor potential and extras: The large backyard is a blank canvas, ready for all your landscaping and outdoor living ideas. Backing

4  2  1 

FOR SALE
\$840,000+

AGENTS

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Interested parties must rely solely on their own enquiries.



directly onto a reserve, you'll love having private gate access to walking and bike trails. As a bonus, there's also a powered studio to rear of the carport and a spacious separate shed which has been used as a man-cave.

A location that grows with you: Surrounded by friendly neighbours and close to schools, shops and nature parks, this home offers relaxed suburban living with convenience at your doorstep. Tuggeranong Town Centre, transport links and local amenities are all just minutes away. Opportunities like this don't come up often - act quickly to secure your place in one of Calwell's best-value homes.

Why You'll Love It

- Spacious four-bedroom, two-bathroom home on a large 950m² block backing reserve
- Original owners, first time for sale in 36 years
- Freshly painted throughout with brand-new carpet
- Expansive open-plan living, dining and kitchen space with raked ceilings and treetop views
- Practical kitchen with gas oven/cooktop, Bosch dishwasher, breakfast bar and ample storage
- Elevated deck overlooking the reserve, perfect for entertaining and alfresco dining
- Segregated master suite with walk-in robe, ensuite, and deck access, separate air con
- Three additional bedrooms, all with ceiling fans
- Family bathroom with separate bath and shower
- Split system heating/cooling to living and master, gas heating to lounge and fans throughout
- Carport, powered studio & spacious separate shed with workbenches
- Rear gate access to reserve with walking and bike trails
- Close to schools, shops, ovals and Tuggeranong Town Centre
- Living area: 165m²
- Shed area: 24m²
- Block size: 950m²
- House built: 1989

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

MORE DETAILS

Property ID	CQSHQH
Property Type	House
House Size	165 m ²
Land Area	950 m ²
EER	1.5

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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