






26 Outtrim Avenue, Calwell

Space, privacy and room for all your toys - the freedom of your own block

If you're ready to downsize or a first home buyer but don't want to give up space, storage, or independence, 26 Outtrim Avenue, Calwell is the perfect fit. Set on a generous 891m² block, this fully renovated freestanding two-bedroom home offers all the comfort of a modern townhouse - without the strata fees or restrictions.

Enjoy the ease of single-level living and the rare bonus of exceptional garaging and storage. The oversized garage includes a dedicated man cave with a slow-combustion fireplace, ceiling fan, and ample storage - ideal for hobbies, tools, or a workshop. There's also an extra-high carport, perfectly suited for a campervan, boat, or trailer, and electronic gates providing excellent security and peace of mind.

Inside, the home is beautifully finished with tiled flooring, stone benchtops, and modern fittings throughout. The stylish kitchen opens through French doors to a huge covered deck and pergola, creating an effortless flow for entertaining. The spa, fire pit area, and expansive backyard framed by Colorbond fencing complete the picture of relaxed, private outdoor living.

2  1  3 

FOR SALE

\$760,000+

AGENTS

Sally McCallum

0410 835 087

sally.mccallum@ljhooker.com.au

Andrew Curren

0424 288 717

andrew.curren@ljhooker.com.au

AGENCY

LJ Hooker Tuggeranong

(02) 6189 0100

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Other highlights include:

- Ducted reverse-cycle heating and cooling
- Gas cooktop & dishwasher
- Renovated laundry
- Stone vanity & freestanding bath
- Ceiling fans in both bedrooms
- Gas hot water
- Water tank & garden shed
- Freestanding home on a huge block with impressive garaging & entertaining space

This is downsizing done right - space to breathe, park the van, and live life on your terms.

Facts & Figures:

- Living: 90m²;
- Garage: 48m²;
- Block: 891m²;
- Year built: 1989
- Rates: \$2,711 p/a
- Land Tax: \$3,881 p/a (if applicable)
- EER 3 stars

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	CQNHQH
Property Type	House
House Size	90 m ²
Land Area	891 m ²
EER	3

Sally McCallum 0410 835 087

Sales Consultant | sally.mccallum@ljhooker.com.au

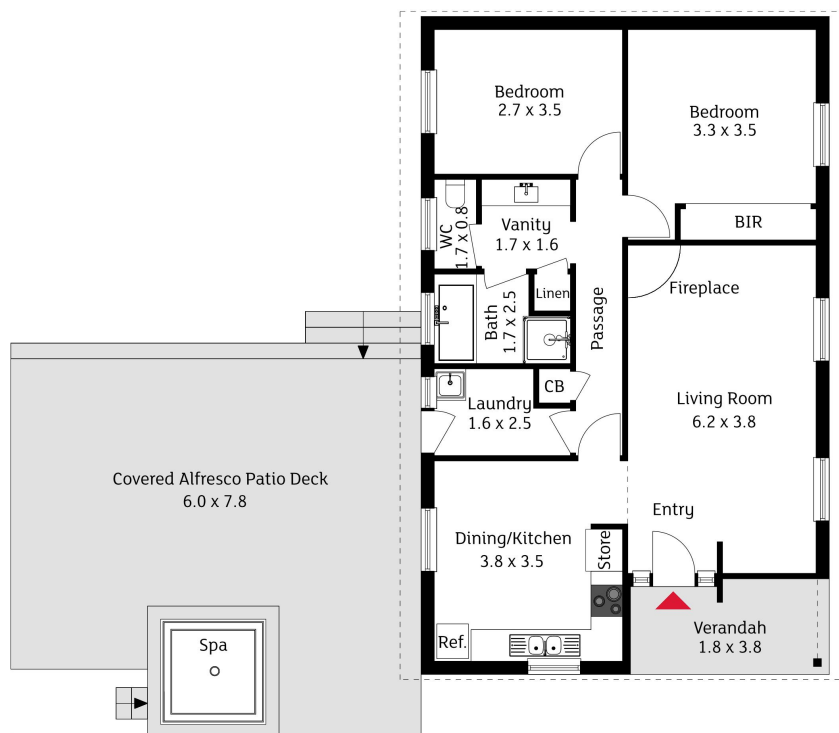
Andrew Curren 0424 288 717

Principal / Franchise Owner | Andrew.curren@ljhooker.com.au

LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street
tuggeranong.ljhooker.com.au | tuggeranong@ljhooker.com.au





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

26 Outtrim Avenue, Calwell



All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

