






44 Wettenhall Circuit, Calwell

Perfect fit for first home buyers and downsizers

Immaculately presented and freshly updated, this three-bedroom home is just right for growing families wanting space or empty nesters seeking a high-quality retreat without the upkeep. Delivering style, space and low-maintenance living in one smart package, you'll love the spacious layout, modern finishes and inviting outdoor spaces, perfect for the summer months ahead.

Bright living with modern updates: Bathed in natural light, the north-facing lounge and dining area create a welcoming space to relax. Fresh paint, new flooring and custom cabinetry give the home a modern feel. The updated kitchen is a standout with stone benchtops, Miele appliances and glass splashback with undermount lighting. A separate family room ensures extra living space, flowing to a north-facing courtyard perfect for lazy summer days, complete with misting system to you keep cool.

Bedroom and bathroom bliss: The generous master bedroom includes wall-to-wall mirrored robes, while two more bedrooms provide space for kids, guests or a home office. Year-round comfort is assured with ducted gas heating, evaporative cooling and instant hot water, while the central bathroom offers a touch of luxury with

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FOR SALE
Auction

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

separate spa bath and rain shower.

Lifestyle and location: Set amongst private gardens, this property combines lush greenery with easy-care design. The beautiful mop-top tree, climbing wisteria and blooming roses create tranquil surrounds, while the rear lawn and veggie patch, with pop-up irrigation, make upkeep easy. Close to Calwell Shops, Tuggeranong Town Centre and quality schools, everything you need is close by. If you're a first home buyer or downsizer seeking the perfect fit of comfort and lifestyle, don't miss out... get in touch today!

Why you'll love it

- Immaculate 3-bedroom, 1-bathroom home in quiet established street
- Freshly painted inside and out with brand new hybrid flooring throughout
- Light-filled lounge and dining with tranquil garden views, plus additional family living space
- Modern kitchen with stone bench, glass splashback, Miele appliances and under-cabinet lighting
- North-facing covered outdoor courtyard with misting system for summer days
- Easycare low-maintenance gardens with pop-up irrigation to the rear lawns and veggie patch
- Master bedroom with built-in robes plus two additional bedrooms with built-ins
- Central bathroom with separate spa bath and rain shower
- Ducted gas heating, evaporative cooling plus Rinnai instant hot water
- Remote double garage with storage space and rear access
- Close to shops, schools, parkland and Tuggeranong Town Centre
- Block size: 584m²;
- Living area: 128.22m²;
- Garage area: 39.91m²
- House built: 1990
- EER: 5 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

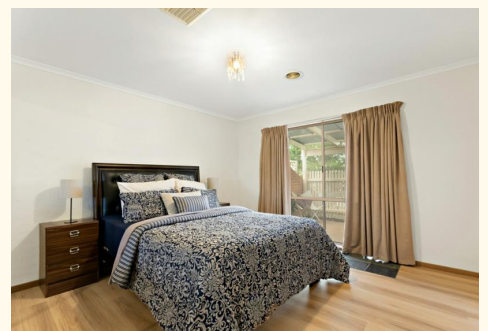
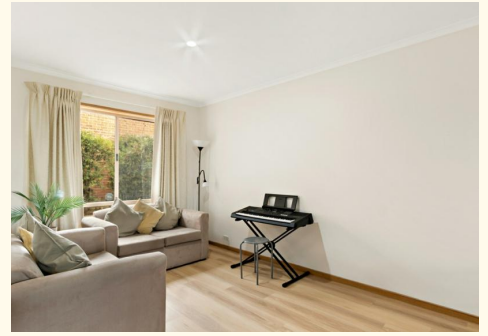
Property ID	CQWHQH
Property Type	House
House Size	128 m ²
Land Area	584 m ²
EER	5

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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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