



59 Martley Circuit, Calwell

Tradies, Renovators & Visionaries - This Is Your Opportunity

Positioned on a generous 777m² elevated block, 59 Martley Circuit presents an exceptional opportunity to secure a home with incredible foundations and exciting potential to add value.

Bathed in natural light, the home enjoys a beautiful north-east aspect, with sunshine streaming through the living areas and three separate sliding door connections opening seamlessly to the deck. From here, you'll take in sweeping mountain views - the perfect backdrop for relaxing or entertaining.

Inside, the home showcases character and warmth, with soaring cathedral ceilings and exposed beams enhancing the main living space. A flexible floorplan offers multiple living areas, including a formal dining room with external access, and a second living zone adjoining the kitchen.

The kitchen is functional as is, while offering scope to update and personalise over time. Accommodation is well laid out, with a segregated master bedroom complete with built-in mirrored robes,

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FOR SALE

\$850,000+

VIEW

Sat 2nd May @ 1:00PM - 1:30PM

AGENTS

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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.

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while bedrooms three and four also include built-ins.

Additional features include a repointed roof, ducted in-floor gas heating, and a double brick garage. The U-shaped backyard provides a blank canvas for those looking to create their ideal outdoor space.

Whether you're a tradie, renovator or buyer with vision, this is a rare chance to secure a well-positioned home with great bones, stunning natural light, and outstanding views - ready to be transformed into something truly special.

Why you'll love it:

- Elevated 777m²; block with sweeping mountain views
- Beautiful north-east aspect filling the home with natural light
- Seamless indoor-outdoor flow with three sliding doors to the deck
- Character-filled living with cathedral ceilings and exposed beams
- Flexible floorplan with multiple living areas
- Segregated master bedroom with mirrored built-in robes
- Built-in robes to bedrooms three and four
- Functional kitchen with scope to update
- Main bathroom with bath
- Ducted in-floor gas heating
- Repointed roof
- Double brick garage
- U-shaped backyard offering a blank canvas to create your ideal outdoor space
- Incredible opportunity to renovate and add value

Facts & Figures:

- Living space: 153.5m²;
- Carport/store: 39m²;
- Block size: 777m²;
- House built: 1990
- Rates: \$763 per quarter
- Land Tax: \$1143 per quarter
- EER: 2 stars

MORE DETAILS

Property ID	CUUHQH
Property Type	House
House Size	153 m ²
Land Area	777 m ²
EER	2

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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.

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