



6 Girdlestone Circuit, Calwell

Architecturally Designed 170m² of Light-Filled Living

Perfectly positioned in an elevated pocket of Calwell, this beautifully presented three bedroom home offers an exceptional sense of space, comfort and natural light. With an impressive 170m² of internal living, it is significantly larger than most three bedroom homes in the area and has been thoughtfully designed to capture sunshine and the surrounding outlook.

Step inside and you are immediately welcomed by expansive floor-to-ceiling windows and sliding doors, allowing natural light to flood the home and seamlessly connect indoor and outdoor living. The generous family and dining area forms the heart of the home, complemented by a well-designed kitchen featuring ample bench space and a large pantry, ideal for everyday living and entertaining.

The home offers multiple living zones, including a separate lounge area with ceiling fan and split system heating and cooling, while ducted gas heating and underfloor heating ensure year-round comfort.

The oversized master bedroom is a true retreat, complete with a walk-in robe, a bright ensuite and sliding door access to a charming private

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FOR SALE
\$899,000+

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sitting area - the perfect spot for a morning coffee. The two additional bedrooms are also generously sized and serviced by a spacious family bathroom with a bathtub and separate toilet.

One of the standout features of the home is the connection to the outdoors. Sliding doors open to multiple courtyard-style seating areas, all sheltered by a wraparound pergola, creating beautiful spaces to relax or entertain throughout the seasons. The backyard also offers privacy and a flat grassed area, garden shed and elevated mountain views, with a desirable north-west aspect to the rear capturing afternoon sunshine.

Additional features include a double brick garage under the roofline, Luxaflex window coverings, pelmets and solar panels to help improve energy efficiency and reduce running costs.

Set in a quiet circuit close to local schools, shops and parkland, this is a wonderful opportunity to secure a spacious and beautifully maintained home in a sought-after Tuggeranong location.

Key Features:

- Spacious 170m² of internal living
- Solar panels
- Three large bedrooms, master with walk-in robe and ensuite
- Light-filled interiors with floor-to-ceiling windows and sliding doors
- Multiple living areas with excellent indoor-outdoor flow
- Functional kitchen with large pantry
- Ducted gas heating plus underfloor heating in kitchen & family room
- Split system in living area
- Luxaflex window coverings and pelmets
- Wraparound pergola with multiple outdoor seating areas
- Private flat grassed yard with garden shed
- Elevated position with mountain views
- North-west facing rear yard
- Double brick garage under the roofline

Facts & Figures

- Living space: 170m²
- Block size: 980m²
- Garage: 41.5m²
- Year built: 1988
- Rates: \$3333 per annum
- Land Tax: \$5100 per annum (if applicable)
- EER: 1 star

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 | CTEHQH |
| Property Type | House |
| House Size | 170 m2 |
| Land Area | 980 m2 |
| EER | 1 |

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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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