



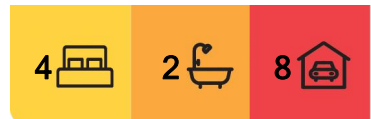
## Calwell, 68 Fidge Street

### Expansive Living with Valley Views

Nestled in an elevated position with stunning views over Tuggeranong Valley, this family home offers an exceptional lifestyle on a sprawling 1533sqm block. Backing onto reserve and accessed through automatic electric gates, this home provides both privacy and space.

The light-filled living and dining areas feature parquetry floors and are designed to take in the views in comfort. The open-plan kitchen is a chef's delight, featuring granite benchtops and plenty of storage.

The main bedroom boasts a spacious walk-in dressing room and ensuite, while also offering direct access to the front porch. The additional three bedrooms, including one that can double as a study, offer generous space for family or guests. A large main bathroom with a spa bath adds a touch of luxury.



**For Sale**  
\$1,195,000

**View**  
[ljhooker.com.au/HNZTZF8H](http://ljhooker.com.au/HNZTZF8H)

**Contact**  
**George Vlandis**  
0437 398 774  
[gvlendis@ljhbelconnen.com.au](mailto:gvlendis@ljhbelconnen.com.au)  
**Joy Patel**  
0499 912 090  
[jpatel@ljhbelconnen.com.au](mailto:jpatel@ljhbelconnen.com.au)

EER ★★☆☆☆☆



**Disclaimer:** 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 Belconnen**  
**(02) 6251 1477**

Outdoors, the patio and balcony run the length of the home providing the best spot for your morning coffee or evening drinks. You and all the family will enjoy taking a dip in the solar-heated pool while the landscaped gardens that surround the home are frequently visited by parrots, echidnas and lizards.

Garaging for 6 cars and a double carport, proximity to Conder Shops, local schools, parks, and playgrounds, this home ticks all the boxes for family living in a prime location.

- \* Elevated position with view over Tuggeranong Valley
  - \* Large 1533sqm block backing reserve
  - \* Automatic electric entry gates
  - \* Light filled multiple living and dining areas
  - \* Parquetry flooring and carpet to bedrooms
  - \* Open plan kitchen with granite bench tops
  - \* Ample bench and storage space
  - \* Main bedroom with spacious walk-in robe and ensuite
  - \* Additional two generous bedrooms with built in robe
  - \* Spacious bedroom four/study
  - \* Main bathroom with spa bath and powder room
  - \* Laundry and linen storage
  - \* Outdoor entertaining areas
  - \* Solar heated pool
  - \* Ducted heating and cooling
  - \* 6 car garage parking plus double carport
  - \* Landscaped gardens
  - \* Three phase power to metal garage
  - \* Conveniently located close to Conder Shops, local schools, nature reserves, multiple parks and playgrounds
- 
- \* Build: 1990
  - \* Block Size: 1533sqm
  - \* Living Size: 186sqm
  - \* Brick Garage Size: 48sqm
  - \* Metal Carport Size: 58sqm
  - \* EER: 2.0 Stars
  - \* Rates: \$2,979 p.a.
  - \* Land Tax: \$4,975 p.a. (investors only)
  - \* UV: \$530,000 (2023)

**Disclaimer:**

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.



**LJ Hooker Belconnen**  
**(02) 6251 1477**

**Disclaimer:** 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.

## More About this Property

<b>Property ID</b>	HNZTZF8H
<b>Property Type</b>	House
<b>House Size</b>	186 m <sup>2</sup>
<b>Land Area</b>	1533 m <sup>2</sup>
<b>EER</b>	2

### George Vlandis 0437 398 774

Sales Agent | [gvlendis@ljhbelconnen.com.au](mailto:gvlendis@ljhbelconnen.com.au)

### Joy Patel 0499 912 090

Sales Agent | [jpatel@ljhbelconnen.com.au](mailto:jpatel@ljhbelconnen.com.au)

### LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

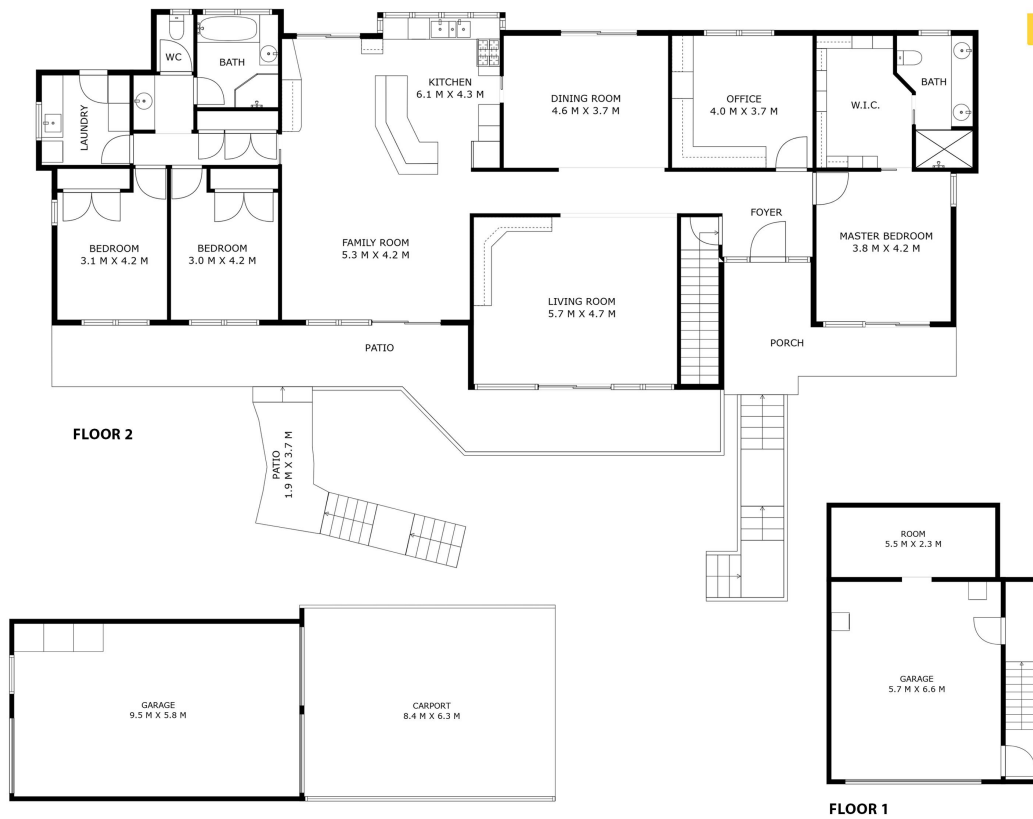
[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



**Disclaimer:** 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 Belconnen**  
**(02) 6251 1477**



**68 Fidge Street, Calwell**



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

