



69 Martley Circuit, Calwell

## Character, Space & Elevated Outlooks in a Peaceful Setting

Positioned on a generous 720m<sup>2</sup> block, 69 Martley Circuit combines architectural charm with well-considered living zones and quality updates throughout.

The front lounge is intimate and full of character, featuring exposed beams and a cathedral ceiling that adds warmth and architectural interest. This space flows to the outdoors, creating a cosy yet inviting retreat.

The kitchen is the true heart of the home - large, functional and designed for everyday living and entertaining. It boasts a tremendous granite benchtop, dishwasher, 900mm oven and gas cooktop, with an adjoining generous open space ideal as a second living area or second meals zone. With a desirable northeast orientation, mountain views and access to the outdoor entertaining space this area is filled with natural light throughout the day.

All four bedrooms include built-in robes, with the master suite featuring both a walk-in and built-in robe, ceiling fan and an updated ensuite complete with double shower heads, floating vanity and heated towel rail. The renovated main bathroom includes a corner spa

4 2 2

### AUCTION

Sat 7th Mar @ 3:00PM

### VIEW

Sat 21st Feb @ 1:00PM - 1:30PM

### AGENTS

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### AGENCY

LJ Hooker Tuggeranong  
(02) 6189 0100

and heated towel rail, adding a touch of luxury.

Comfort is ensured year-round with evaporative cooling (brand new) & ducted heating as well as downlights and ceiling fans in the living areas, while practical inclusions such as a laundry with built-in storage, Crimsafe screen door and Colorbond fencing enhance everyday functionality.

A long driveway with gates leads to the double garage, while the private front yard and low-maintenance backyard provide space to relax without the upkeep.

The location further enhances the appeal, with easy access to a range of quality public and private schools, Calwell Shopping Centre for everyday convenience, and the Calwell Playing Fields for recreation and family time. Commuting is effortless with nearby arterial routes including Drakeford Drive and the Monaro Highway, providing excellent connectivity across Tuggeranong and into the city.

A well-balanced home offering character, space and comfort in a popular Calwell location.

**Features:**

- 4 bedroom, 2 bathroom home on 720m<sup>2</sup>;
- Elevated position with mountain views
- Cathedral ceiling & exposed beams
- Large kitchen with granite benchtops & gas cooking
- Multiple living areas
- Updated ensuite & renovated main bathroom with spa
- New evaporative cooling, ducted gas heating & ceiling fans
- Covered outdoor entertaining
- Long gated driveway to double garage
- Concrete slab floor construction
- Private, low-maintenance yards
- Close to schools, shops, ovals & major roads

- Living space: Approx 160m<sup>2</sup>
- Block size: 720m<sup>2</sup>
- Garage: 51.5m<sup>2</sup>
- House built: 1989
- Rates: \$3038 per annum
- Land tax: \$4542 per annum (if applicable)
- EER: 2 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.

**EER** 

## MORE DETAILS

Property ID	CSUHQH
Property Type	House
House Size	160 m <sup>2</sup>
Land Area	720 m <sup>2</sup>
EER	2

**Sally McCallum 0410 835 087**

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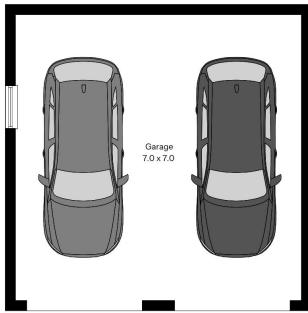
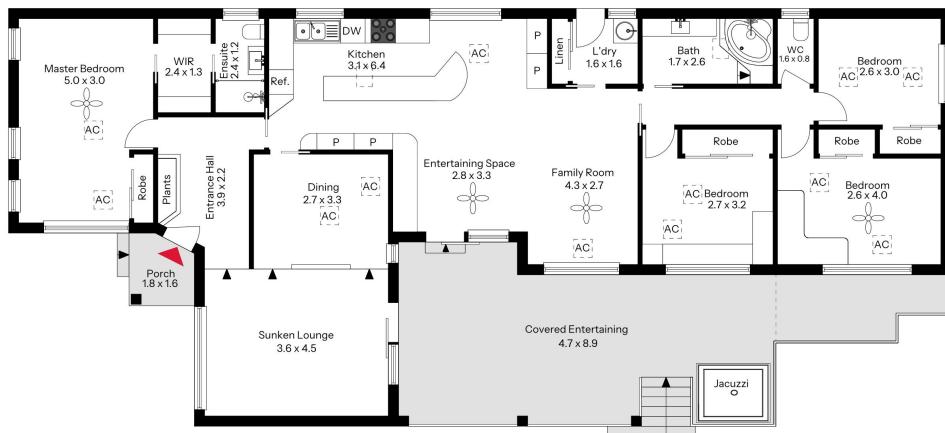
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(Not In Position)

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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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
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