

81 Wettenhall Circuit, Calwell

Turn-Key Perfection in a Prime Calwell Setting!

An exceptional opportunity awaits in one of Tuggeranong's most tightly held and family-friendly suburbs. This fully renovated, single-level three-bedroom home delivers effortless living with absolutely nothing left to do. Thoughtfully transformed from top to bottom, the owner has truly left no stone unturned-making this a genuine move-in-ready residence ideal for first home buyers, downsizers or savvy investors alike.

Step inside and immediately appreciate the fresh, modern feel. A stunning new kitchen anchors the home, complete with quality appliances and sleek finishes, full internal repainting, updated power points, door hardware and a split-system heating and cooling ensure comfort and style throughout. Every detail has been carefully considered, creating a home that feels as good as new and is ready to be enjoyed from day one.

Set on a generous 549m² block, the outdoor space is just as impressive. The private backyard is perfect for entertaining, featuring a fire pit that sets the scene for relaxed evenings with family and friends. A large double tandem carport provides excellent off-street parking, while the leafy front aspect adds to the home's welcoming

3 1 2

FOR SALE
By Negotiation

AGENTS

Lukas Cole
0432 289 618
lukas.cole@ljhkaleen.com.au

AGENCY

LJ Hooker Kaleen
(02) 6241 1922

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

street appeal.

Positioned in the heart of Calwell, this location is hard to beat. Surrounded by parks, schools, shops and public transport, and just moments to Tuggeranong Town Centre, everything you need is right at your fingertips. Known for its strong community feel and convenience, Calwell continues to be a highly sought-after suburb for buyers looking to secure quality and lifestyle in the ACT.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:

- Fully renovated, turn key home with nothing left to do
- Location is superb with walking trails, parks & schools nearby
- Brand new kitchen
- Brand new split system, heating/cooling
- Door stops
- Gardens landscaped
- Large backyard
- Updated power points throughout
- Quality appliances
- Sleek door finishes
- Brand new painting throughout inside
- Off street parking
- Double tandem carport with gate

Property Info:

Rates: \$2,664 pa approx

Land Tax: \$4,491 pa approx

EER: 2.0

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MORE DETAILS

Property ID	2GZMF9Q
Property Type	House
House Size	120 m2
Land Area	549 m2
EER	2
Including	Air Conditioning Dishwasher

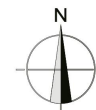
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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