



28/24 Beazley Crescent, Calwell

3 1 1

Stylish Low-Maintenance Living with lovely Outdoor Space

Offering a fantastic combination of comfort, practicality and low-maintenance living, this beautifully presented three-bedroom home is ideal for first home buyers, young families, downsizers or investors. With updated interiors, two private courtyards and excellent outdoor entertaining, this home is ready to move straight in and enjoy.

The heart of the home is the modern kitchen, featuring a timber benchtop, breakfast bar, induction cooktop, stainless steel oven and dishwasher. The kitchen connects effortlessly with the living and dining area, creating a practical space for everyday living and entertaining. Timber-look laminate flooring and LED downlights throughout add a contemporary touch.

All three bedrooms are well positioned, with built-in robes to two bedrooms. The updated bathroom features a new vanity, shower screen and mirrored cabinet, while a separate toilet provides added convenience.

Step outside and enjoy two private courtyards, including a pergola-covered outdoor entertaining deck, perfect for weekend gatherings or relaxing outdoors. A storage shed provides additional space for tools,

FOR SALE

Please Call

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



bikes and equipment.

Comfort is assured year-round with a Rinnai reverse-cycle split system, while two dedicated parking spaces provide convenience, including one undercover carport with an additional storage cabinet.

Features:

- Three-bedroom home
- Built-in robes to two bedrooms
- Modern kitchen with timber benchtop and breakfast bar
- Induction cooktop and stainless steel oven
- Dishwasher
- Timber-look laminate flooring
- Updated bathroom with new vanity, shower screen and mirrored cabinet
- Separate toilet
- Rinnai reverse-cycle split-system air conditioning
- LED downlights throughout
- Two private courtyards
- Pergola-covered outdoor entertaining deck
- Storage shed plus additional storage cabinet
- Two dedicated parking spaces
- One undercover carport
- Low-maintenance lifestyle

Facts & Figures:

- Living size :89sqm off plan
- Block size: 303sqm
- Carport size: 38.4sqm off plan
- EER: 4
- Rates: \$2,741.64
- " Land Tax: \$3,541.27
- " Body corporate —\$604 per quarter

Disclaimer:

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	CZTHQH
Property Type	Townhouse
EER	4

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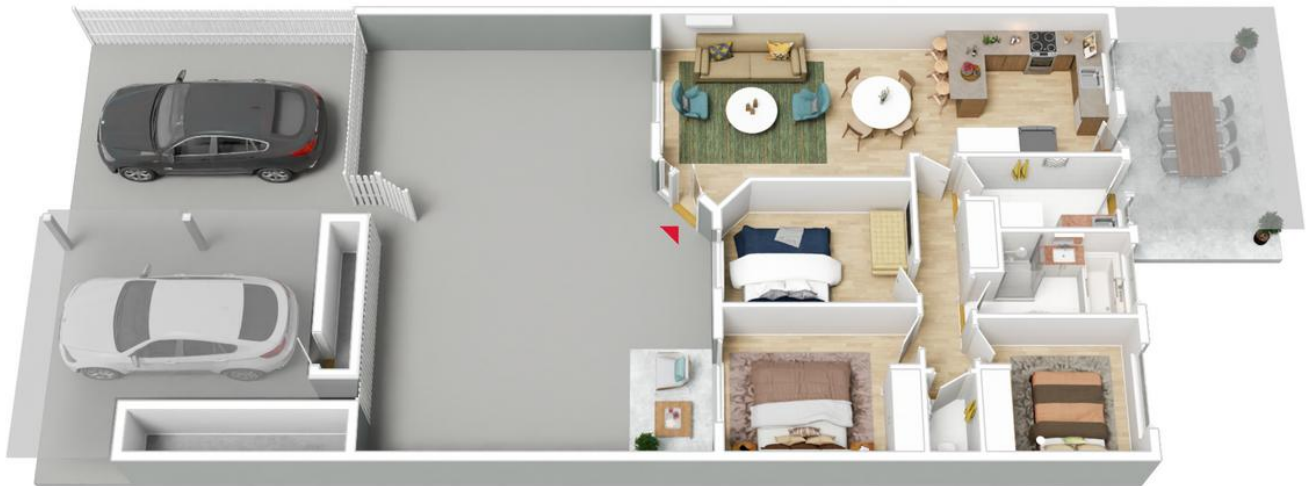
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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