

**102 Maribyrnong Avenue, Kaleen, ACT 2617**



**House For Sale**

Saturday, 9 December 2023

102 Maribyrnong Avenue, Kaleen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 837 m2**

**Type: House**



Tim Russell  
0262411922



Jackson WhiteBrettell  
0426836516

## Forthcoming Auction

Discover the perfect starter for breaking into the Kaleen market! This 3-bedroom gem, featuring an extra Multi-Purpose room that adds a touch of adaptability to your lifestyle. The original split-level layout offers a unique and dynamic living space, allowing you to tailor each area to suit your needs. The home is unique in its design and is individual as you are. Step outside and the extra options continue. Entertain guests on both the covered rear deck, or enjoy the front deck complete with a sunken spa – the ideal spot for relaxation and social gatherings. The surrounding easy-care established gardens make for excellent surroundings that compliment the home. As an added bonus, the large double tandem garage has been cleverly converted into two studios, offering endless possibilities for creative endeavours or additional living space. And with the added convenience of a carport, parking behind secure gates is a breeze. You can enjoy easy access to local shops, and a quick drive to Belconnen and the city. Looking to call Kaleen home? Don't miss the chance to make 102 Maribyrnong Avenue your place to live! Please speak with Tim Russell 0416 087 834 or Jackson White Brettell 0421 479 376 for further information or a private inspection. Features include: Three bedrooms Tandem double garage with studio conversion Single carport Outdoor decking both front and rear Split level design Outdoor spa Multi purpose room Updated Kitchen Updated Bathroom Solar Hot water 837m<sup>2</sup> of Land Rates: \$3,325 pa approx Land Tax: \$5,085 pa approx EER: 2.5 All information contained herein is gathered from 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.