

11 Murchison Street, Kaleen, ACT 2617



House For Sale

Thursday, 25 January 2024

11 Murchison Street, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 887 m2

Type: House



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Auction 17/02/2024

Welcome to 11 Murchison Street in the desirable suburb of Kaleen, with this tastefully renovated residence which has been architecturally designed and reconstructed by a high-end Builder. The final build result has provided a family-oriented, comfortable and luxurious modern layout. The brief to the Builder was to deliver a high quality 'as new' finish with no expense spared on the demolition and reconstruction including minor extension, internal wall's reconfigured and prepared for non-mandatory pre sheet inspection to maximise opportunities to address all internal services not limited to sanitary drainage, electrical and data rewiring and wall insulation. The build included new roof trusses and colourbond roof, guttering and down pipes and all new inground services to ties and point of connections. The result speaks for itself with high end finishes fixtures and fittings across all aspects including kitchen, bathrooms, WIP/laundry and floor and window coverings. The New Owner's will capitalise on this high-quality home with the all the hard work completed and ready to start living in this turnkey opportunity. There is 6.6kw solar panel kit installed, allowing energy and money savings while using the ducted reverse cycle air conditioning all year round. Boasting a generous open planned living area and high-end kitchen, this home offers space to relax and entertain in comfort. Offering two stacked NEFF ovens, a 900mm NEFF induction cook top, large island bench, dual sink, a large walk-in pantry, plenty of storage and stunning tiled floors throughout. The 4 bedrooms are well-sized all with built-in robes and lush new carpet. The main bedroom has a spacious and contemporary ensuite featuring one piece ceramic benchtops, large shaving cabinet, rain showerhead and full height tiling. The outdoor space is truly outstanding in presentation and functionality, catering to low maintenance yet established gardens. This property has a 2 car garage and with a large newly constructed covered finish and sealed, concrete driveway providing an abundance of outdoor parking spaces for the cars, boats or caravans. Perfectly situated in the heart of Kaleen in a quiet loop street it's an ideal location for any growing family, local residents looking to upgrade, or the savvy investor seeking a blue-chip addition to their portfolio. This oasis is sure to tick all the right boxes and many more. Walking distance to Kaleen shops, Kaleen Primary and St Michaels and just a short drive to the University of Canberra, well renowned North Canberra Hospital and Belconnen Town Centre. Key features: Beautifully renovated, this residence has been completely re modelled to suit modern day living and comfort. Complete electrical and data rewire. Three phase power and solar system. Underground power and telecommunication lines. Sound proofing and/or insulation in every wall. All new internal and inground plumbing, sanitary drainage and storm water pipes throughout including connection to the Ties. Double Garage fully lined and electrical supply. Expansive covered and sealed reinforced concrete pavement. Open plan living area. Double glazed doors and windows (with key locks). LED lighting throughout. Hardwired internet ports in each room and living areas. Ducted reverse cycle heating and cooling. Large island stone kitchen bench. Large walk in pantry come laundry space. NEFF 900mm induction cooktop. Stacked NEFF ovens. Soft close joinery. 4 large bedrooms with built in robes. Additional room that can be games room, second lounge room or 5th bedroom. Spacious ensuite. Ample linen storage and specialised cabinetry throughout. Large bathroom with freestanding bathtub. Large outdoor entertaining area with ceiling fan. Low maintenance and established gardens. Key figures: Living area: 176 m². Block size: 887m². Rates: \$3,473 p.a (approx.). Land tax: \$6,043 p.a (approx.). EER: 6 stars. Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.