

# 11a Brunswick Circuit, Kaleen, ACT 2617



## Sold House

Monday, 25 September 2023

11a Brunswick Circuit, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 123 m2

Type: House



Peta Barrett  
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## Contact agent

A rare addition to the market in this sought after location, 11a Brunswick Circuit could be just what you've been waiting for. Single level and offering a perfect blend of style, size and functionality, this lovely modern home is ideal if you are looking to downsize or if you simply prefer a low maintenance easy care lifestyle. Living spaces are bright, airy and open plan and the home is finished with contemporary styling and a tasteful neutral colour scheme. High ceilings further enhance the sense of space and a long list of quality features completes the package. Set on a dual occupancy block, tucked away from the street, the position is secluded and private. Courtyard gardens provide plenty of space for pets and children to play, yet are easy to maintain and care for. Located in one of Kaleen's finest streets, the position is ideal, with local shopping, schools, parkland and playing fields all nearby. Lake Ginninderra and all of the amenities of the Belconnen Town Centre are also only a short drive away.\* Four ample bedrooms, the main with an ensuite bathroom and walk in wardrobe\* Open plan light filled living area\* Stylish kitchen with stone benchtop, quality appliances and large pantry\* Quality carpets and tiled floors\* Floor to ceiling tiling in both bathrooms\* Main bathroom with gorgeous freestanding bathtub\* Ducted reverse cycle air conditioning\* Instantaneous gas hot water system\* Easy care gardens and courtyard\* Large outdoor garden shed for storage\* Single garage with internal access plus additional driveway parking space\* Excellent location, near to local shopping, schools, parkland and the Belconnen Town Centre House Size: 123sqm EER: 6.0 Land size: 833sqm (note this land size is for the entire block, incorporating units A and B) Strata: \$594pq (approx.) Rates: \$2,934pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.