

12 Blythe Close, Kaleen, ACT 2617



House For Sale

Friday, 29 March 2024

12 Blythe Close, Kaleen, ACT 2617

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Sebastian Gutierrez
0261736300



Matthew McClellan
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Buyers guide \$1,150,000+

This architecturally designed masterpiece offers an unparalleled blend of style, comfort, and functionality. Situated in a private location close to all amenities, this property is a haven for families seeking both convenience and tranquillity. Boasting five bedrooms, two bathrooms, and a double carport, this home provides ample space for the entire family to live and grow comfortably. Step inside to discover sunlight-filled living spaces that seamlessly merge style with functionality. This gorgeous Fasham Johnson home showcases a signature fluidity of communal and private areas, ensuring privacy while fostering a sense of togetherness. With perfect northern solar ingress and sumptuous natural materiality, every corner exudes warmth and elegance. The divided floor plan enhances privacy and offers versatility for various living arrangements. Outside, easy-maintainable gardens and thoughtfully landscaped surroundings create a picturesque backdrop from every angle. An outdoor entertaining pergola invites you to host memorable gatherings with family and friends, making every moment special. Conveniently located near the local Kaleen Plaza, reputable schools, and public transport, this property offers the ultimate in convenience. Plus, with Westfield Belconnen just a short ten-minute drive away, you'll have access to endless shopping, dining, and entertainment options. Don't miss this rare opportunity to own a stunning family home in one of the most sought-after locations. Features of this property -

- 5 bedrooms or 4 bedrooms plus study, 2 bathrooms, double carport
- Architecturally designed Fasham Johnson solar passive home
- Sunlight-filled living spaces with perfect northern solar ingress
- Signature fluidity of communal and private spaces
- Sumptuous natural materiality throughout
- Divided floor plan ensures privacy
- Easy maintainable gardens and landscaping
- Outdoor entertaining pergola for gatherings with family and friends
- Privately located yet close to Kaleen Plaza, local schools, and transport
- Only a short ten-minute drive to Westfield Belconnen

Key figures (approximate) -

- Internal living: 254m²
- Block size: 902m²
- Rates: \$3,408 per annum
- Land tax: \$5797.80 per annum
- EER: 3.5

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.