

12 Bulloo Place, Kaleen, ACT 2617

STONE

House For Sale

Tuesday, 28 November 2023

12 Bulloo Place, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 968 m2

Type: House



Kris Hellier
0413799700



Darby Langdown
0432799221

Auction on the 16/12/2023 at 3:45pm

The property will be going to auction on the 16/12/2023 at 3:45pm with offers welcome prior to auction. Buyers guide: \$1,200,000+ A WORD FROM OUR SELLERS; "In Kaleen, our home feels like a sanctuary cocooned in nature's embrace. From any window, all you see is green, no other rooftops in sight-just a vast expanse of privacy and tranquillity. We lovingly call it the "healing house" because stepping through the Bali doors feels like shedding the weight of the world. It's not just a house; it's a place that feels right, where everyone who enters senses something special. With three bedrooms, two bathrooms, and a separate flat with its own entrance and entertaining area, it's a space that effortlessly blends togetherness and independence. There's this freedom that comes with the layout-a flexibility that fits our lives perfectly. Inside, it's cozy yet modern-there's ducted gas heating and evaporative cooling that keeps us comfortable through every season. The rooms soak in sunlight, creating this warm, inviting atmosphere that feels like a hug. But it's not just about the indoors. Outside, there's a solar-heated pool that sparkles in the sunlight, urging relaxation. And then there are the gardens-mature and lush, providing a sense of seclusion that's hard to find elsewhere. Our home in Kaleen isn't just a place we live in; it's a haven, where nature and everyday living blend seamlessly. It's where we've crafted countless memories and where there's this unspoken comfort that makes it more than just a house-it's our sanctuary, and we hope that the new owners will feel the same way." Main House: 151sqm Guest house: 52.7sqm (approx.) Enclosed Carport: 30sqm Decks: 73.82sqm (approx.) Total: 306.89sqm (approx.) Block: 968sqm - Stylishly updated throughout - Beautiful, sunny open plan living areas - Stunning open-plan kitchen with plenty of cupboard and bench space, induction cooktop, electric oven and dishwasher - Generous bedrooms, all with built in robes - Master bedroom equipped with ensuite and wall to wall built in robe - Ensuite and main bathroom complete with beautiful modern touches and floor to ceiling tiling - Separate toilet - Ducted gas heating - Ducted evaporative cooling - Completely separate, modern flat with a full galley style kitchen, bedroom, bathroom and laundry as well as roof storage space - Multiple outdoor decks, perfect for entertaining - Large, secure backyard with mature gardens and beautiful grass, amazing for pets and children and surrounded by large trees, ensuring complete privacy - Serene koi fishpond - Beautiful fenced, solar heated inground pool - Double enclosed carport with roof storage space - Dual occupancy approved - Continuous hot water - Set in a lovely cul-de-sac close to parkland and ovals - Convenient location within easy access of schools, public transport, local and major shopping centres, sporting facilities, hospitals and the University of Canberra Rates: \$3,855.44 per annum (approx.) Land tax: \$6,867.13 per annum (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.