

# 12 Holley Place, Kaleen, ACT 2617



## Sold House

Monday, 14 August 2023

12 Holley Place, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1056 m2

Type: House



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## Contact agent

This amazing property located in Kaleen offers space, privacy and the ultimate lifestyle with an abundance of features for your comfort and enjoyment. An expansive four bedroom, three bathroom home set at the end of one of Kaleen's tightly held cul-de-sacs, with the reserve area as your backdrop. This home is not one to miss. Greeted by beautifully established, manicured gardens that provide privacy and can be enjoyed in various areas to relax or entertain. All the outdoor spaces are truly an oasis, and the centerpiece is the inviting pool, perfect for those warm summer days. With a perfect blend of indoor and outdoor living there is plenty of outdoor spaces to enjoy year round. Inside the home is a well-thought-out floor plan that caters to both functionality and style. Throughout the home, you'll find polished concrete floors that not only lend a modern touch but also provide durability and low maintenance. The fresh paint and carpet further enhance the appeal, creating a blank canvas for you to personalize and make your own. The master suite is segregated, offering a private retreat with its own en-suite bathroom. Generously sized bedrooms and a family bathroom to accommodate the needs of the entire household. Boasting two large living areas that surround the spacious kitchen, which features a walk-in pantry and a generous dining area. Whether you're hosting a formal dinner or a casual gathering, this kitchen and dining space will cater to your needs with ease. A standout feature of this home is the rumpus room, complete with a large built-in study area for two. This versatile space provides ample room for recreation, work, or study, and connects to outdoor entertaining areas, allowing for a seamless flow between indoor and outdoor living. Lastly, there is a fresh laundry room and a separate space with a bathroom that offers flexibility for various uses, such as a guest suite, home office, or a gym. This property presents a great opportunity to own a freshly updated home with all the desirable features. Don't miss out on the chance to enjoy a comfortable and stylish lifestyle in this beautiful Kaleen residence.\* One of Kaleen's best large homes \* Tightly held location in cul-de-sac backing nature reserve\* Polished concrete flooring\* Double roller blinds throughout\* Automatic roller shutters to the rear bedrooms\* Expansive living areas that include lounges, dining, games, rumpus \* Large kitchen with quality appliances, abundant storage and walk-in pantry\* Expansive choice of outdoor entertaining areas to enjoy year round\* Tiled concrete pool with solar heating\* Ducted gas heating, evaporative cooling and split system to the rumpus room\* Built-in robes and ample storage options throughout\* Segregated master bedroom with ensuite and walk through robes\* Surrounded by established private gardens \* Automatic in-ground sprinkler system \* Intercom, alarm and camera system\* Ample car accommodation and off street parking.\* Convenient location within easy access to schools, public transport, local shopping centres, sporting facilities and Belconnen Town CentreEER: 3.0Rates: \$4,044paLand Tax: \$6,803paUCV: \$751,000 (2022)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.