

12 Shannon Circuit, Kaleen, ACT 2617



Sold House

Thursday, 12 October 2023

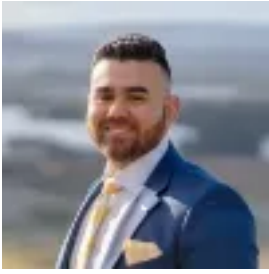
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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sebastian Gutierrez
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Joshua Gutierrez
0431674662

\$935,000

Upgrade your living in this charming 4-bedroom ensuite residence constructed perfectly to replicate comfort and practicality. Located in the desirable suburb of Kaleen, experience the benefits of living just minute's drive away from Kaleen plaza, local schools and many nearby facilities such as the University of Canberra, well renowned North Canberra Hospital and Belconnen Town Centre. Ideal for any growing family, local residents looking to upgrade, or the savvy investor seeking an addition to their portfolio, this stunning property is sure to tick all the right boxes and more. The internal layout has been expertly designed to create and provide plenty of space to relax and entertain with ease. The multiple living areas also allow you the opportunity to create a relaxing environment for day-to-day living, as well as a practical area for hosting guests. The property also caters a well sized pergola and deck area for year around usage. The "U" shaped kitchen offers a practical layout to cook homemade meals to the highest level possible. Offering you quality stainless-steel appliances, plenty of cupboard and bench space for easy and simple meal preparation. In addition, the breakfast bar also provides extra bench space and is ideal for meals on the go. Well positioned, all 4 bedrooms are well-sized for round year comfort. The generously sized bathroom offers you a practical area for everyday usage. The main bedroom caters to a large built-in robe and ensuite with stunning full height tiling. The property also offers you a grand lifestyle with a generous outdoor green space for the kids to play. Car accommodation has been well provided with a well sized two car garage. The property also has a generous open area at the front of the home accommodating for numerous cars when hosting events. In this desirable location, you'll be always spoilt for choice living amongst nearby facilities. If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Sebastian Gutierrez on 0422 184 992 or Joshua Gutierrez 0431 674 662. We're more than happy to help you with your journey to find the perfect home. Features include: North facing . Solar panel system · Multiple living areas · Large timber deck area · Pergola area · Newly painted. NBN connection · Ducted gas heating. Ducted evaporative cooling. "U" shaped kitchen. 40mm stone bench tops · Stainless steel kitchen appliances. 5 burner gas cooktop · Electric oven. SMEG dishwasher · Timber flooring · Master bedroom suite with large built-in robe and ensuite with full height tiling · Generously sized bedrooms · Well sized bathroom with full height tiling · Laundry room. Linen storage · Low maintenance garden. Storage shed. Garden patch · Two car garage · Vacant possession (no tenancy agreements) Key figures: Living area: 145m² Block size: 865m² Rates: \$3,473 p.a (approx.) Land tax: \$6,043 p.a (approx.) (If rented) EER: 1