

13 Barwon Street, Kaleen, ACT 2617



House For Sale

Friday, 29 March 2024

13 Barwon Street, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



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Auction 27/04/24

Welcome to 13 Barwon Street, Kaleen - where comfort meets panoramic views and convenience! Nestled in the prestigious Kaleen Heights, this stunning 4 bedroom, 3 bathroom, 2 car residence offers a lifestyle of luxury and tranquility. Step inside and be captivated by the spaciousness and versatility this home offers. Multiple living areas cater to every occasion, while the master bedroom treats you to breathtaking vistas of Kaleen, complemented by built-in robes and an ensuite for your utmost comfort. Boasting an impressive 326.95m² of internal living, this residence also features a generously sized double garage with internal access, providing ample space for your vehicles and storage needs.

Downstairs, a versatile rumpus/billiard room awaits, currently utilized as a self-contained granny flat, offering flexibility for your lifestyle or accommodation needs. Outside, soak in the beauty of the 1,300m² elevated block, offering arguably the best views in Kaleen, with a backdrop of lush reserve accessible from your own backyard. Well established gardens surround the home, enhancing its appeal and providing a serene outdoor retreat. The front terrace beckons you to unwind as you admire the vistas stretching across Kaleen and Black Mountain Tower. Convenience is key in this prime location, with easy access to Kaleen's shopping precinct, cafes, and reputable schools. Radford College, The University of Canberra, Belconnen Town Centre, and North Canberra Hospital are just a few minutes' drive away, ensuring all your lifestyle needs are within reach. Don't miss this rare opportunity to secure your dream home in Kaleen's most coveted locale. Arrange your inspection today and elevate your living experience at 13 Barwon Street!

- Spacious 4 bedroom, 3 bathroom, 2 car residence
- Stunning panoramic views of Kaleen and Black Mountain Tower
- Versatile living spaces for all occasions
- Master bedroom with built-in robes and ensuite
- Expansive 326.95m² of internal living space
- Large double garage with internal access
- Downstairs rumpus/billiard room, currently used as a self-contained granny flat
- Abundant storage including cellar and underneath storage room
- 1,300m² elevated block backing onto reserve
- Well established and maintained gardens
- Front terrace ideal for relaxation and entertaining
- Prime location in Kaleen Heights
- Easy access to Kaleen shopping precinct, cafes, and schools
- Minutes' drive to Radford College, The University of Canberra, Belconnen Town Centre, and North Canberra Hospital

Key figures (approximate):

- Ground floor 100.35m²
- Upper floor 192.20m²
- Cellar: 34.40m²
- Garage: 49.27m²
- Block size 1300m²
- Rates: \$4,182 per annum
- Land tax: \$7,548 per annum
- EER: 2

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.