

13 Burnett Street, Kaleen, ACT 2617

House For Sale

Friday, 26 January 2024

13 Burnett Street, Kaleen, ACT 2617

Bedrooms: 7

Bathrooms: 3

Parkings: 2

Area: 1330 m2

Type: House



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Auction

This expansive seven-bedroom residence offers over 300sqm of living and has been beautifully renovated and custom designed to offer a superb home that easily satisfies the needs of a modern family. In immaculate condition, with mid-century modern vibes, direct access to the rear nature reserve and magnificent views to Black Mountain, Mt Majura and Mt Ainslie. The home offers a choice of casual and more formal living areas, plus a downstairs rumpus room with three additional bedrooms - a flexible floorplan that works perfectly for families at any stage of life. The multiple living areas can easily accommodate a second independent living area, home offices, a media room or games room. The new fully renovated kitchen is an entertainers delight with an induction cooktop, two pyrolytic ovens, plenty of storage and a butler's pantry, and the large waterfall stone island bench is perfect for family chats and gatherings. The newly renovated main bathroom is light filled with an opening Velux skylight, freestanding tub, rainwater shower, full length niche/shelf and large double vanity. The house is kept cool in summer and warm in winter with a fully automated ducted reverse cycle air conditioning system. As well, with the 13kw solar system, large water heat pump, wool insulation to walls and the roof insulation, the current owners received a credit from their last electricity bill. Indoor-outdoor living integrates the in-ground swimming pool, alfresco dining, and undercover pool BBQ area, perfect for year-round entertaining. Situated on one of Kaleen's larger blocks, in one of its most sought-after streets, this is an idyllic environment that offers easy access to shops, schools, and parks.

FEATURES

- Large family home in an elevated position with magnificent views to Black Mountain
- Huge block with access to rear nature reserve
- Master bedroom with walk-through wardrobe, renovated ensuite bathroom and access to balcony
- Three additional bedrooms upstairs, all with built-in wardrobes
- Huge formal living room with views and access to balcony
- Separate formal dining room
- Beautifully renovated kitchen with high quality appliances (including two pyrolytic ovens, induction cooktop), large stone island bench with waterfall edges and power, ample storage and bench space, and Butler's pantry with sink
- Kitchen servery with new double-glazed window and Crimsafe mesh
- Family room off kitchen
- Fully renovated main bathroom with separate toilet, large walk-in shower and freestanding bath
- Downstairs rumpus room with external access, plus three bedrooms and renovated bathroom
- 8 zone ducted reverse cycle air conditioning with individual temperature adjustment for each room and smart app phone control
- Velux skylights in kitchen and main bathroom
- New carpets and Karndean vinyl long boards throughout upstairs
- New external painting to render, and roof (with 10-year warranty)
- Fully electric home with 3-phase power
- 13kW solar panel electric system with 10kW export capability
- 300L Steibel Eltron Heat pump hot water
- External wind-up aluminium sun awnings and honeycomb blinds to north and west facing windows
- Large alfresco dining area
- Inground solar heated saltwater pool with large undercover entertaining area
- Beautifully landscaped gardens
- Under house storage
- Double garage with remote controlled doors and internal access
- Close to Kaleen shops, St Michael's Primary School, Kaleen Primary School, University of Canberra, and Radford College
- Short drive to North Canberra Hospital, and Belconnen Town Centre, Gungahlin Town Centre, Dickson and the Canberra Centre

WHAT THE SELLERS LOVE ABOUT THE HOME

1. The large spacious areas allowing plenty of room for our family of 8 people to co-exist over 19 years.
2. The outdoor entertaining area's, especially the pool and undercover bbq area.
3. The renovated kitchen which has been perfect for a large family Christmas.
4. The elevated block with views over the nearby mountain ranges.

STATISTICS (all figures are approximate)

EER: 3.0 Home Size: 306m² Garage: 53m² Land Size: 1,330m² Construction: 1982 Rates: \$1,057 per quarter Land Tax: \$2,161 per quarter (only applicable if not primary residence) Land Value: \$766,000 (2023) Rental Range: \$1,000 - \$1,100 per week