

14 Pambula Street, Kaleen, ACT 2617



House For Sale

Monday, 18 March 2024

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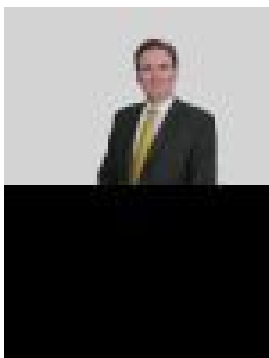
Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 911 m2

Type: House



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Contact Agent

Tucked away at the end of a quiet loop street in highly sought after Kaleen, this over-sized family home may well exceed your dreams. It has a formal lounge room, dining room and kitchen at one end and an enormous rumpus room/home theatre with its own kitchen at the other end. This cavernous room offers a broad range of possible uses and could suit different purposes over time. There is an adorable slow combustion fireplace to keep you warm in Winter, and there are French doors leading outside to a good-sized timber entertaining deck with a weatherproof pergola. The clever design of this lovely home would easily keep two generations entertained simultaneously, but separately, if required. The home has 4 bedrooms, all with built-in robes. In keeping with this home's pattern of over-delivering, the main bedroom is so large that it could easily function as a parent's retreat. It has 4 built-in robes AND a walk-in robe. You'll be spoiled with storage options. And speaking of being spoiled, the large ensuite bathroom has both an oversized shower AND a sizeable, corner spa bath. Perfect for pampering yourself. The main bathroom has both a shower and a bath so the kids won't feel left out. To complete the picture, the home also has both a separate toilet as well as a powder room. Options galore. In keeping with the times, there is even a dedicated Home Office/Study for students or those working from home. A separate workspace to avoid distractions. The main kitchen has been updated and the cooktop is a brand-new Westinghouse unit to match the Westinghouse oven. There is a dishwasher, of course, and plenty of cupboard and drawer space. You will be able to regulate the climate within the home with the clever installation of a number of air conditioning systems and the romantic slow combustion fire place. Home handymen and car enthusiasts will drool over the combination of a lock-up, 4 car garage and an enclosed, secure, oversized double carport with remote panel-lift door. There is even a dedicated cool room within the garage that also offers a range of possible uses. Cold meats, beer and/or wine come to mind immediately. Curving around the front of the property there is heaps of off-street parking; perfect for the vehicles of family members and visitors. Energy-conscious buyers will appreciate the 22 solar panels on the roof resulting in very cheap power bills. The 911 square metre (approximately) block of land provides the space required for this large home and sizeable garage and carport complex while still leaving room for a garden shed and entertaining areas. The secure nature of the back garden would suit young children and/or a pet. The home is just a couple of blocks from the popular Gwydir Square shopping centre as well as being close to two other shopping centres within Kaleen - including a Coles supermarket. There are also primary and secondary schools just a short walk away; and within a few minutes' drive are the North Canberra Hospital, University of Canberra, Radford College, and Belconnen Town Centre and offices. This gorgeous home will tick many boxes for both live-in owners and investors alike. Expect to be impressed.

Key features: Clever design with good-sized living spaces and very workable floorplan
Segregated formal and informal entertaining areas
Revamped main kitchen with quality appliances
Second kitchen in Rumpus Room/Home Theatre
4 bedrooms, all with built-in robes
Main bedroom with 4 built-in robes & large walk-in robe
Ensuite bathroom with oversized shower & large, corner spa bath
Slow combustion fireplace in Rumpus Room/Home Theatre
Several reverse cycle air conditioning systems throughout the home
Timber entertaining deck with weatherproof pergola
Ramp access to single level home
4 car lock-up garage with remote roller door and built-in cool room
Oversized double carport with remote panel-lift door
Lots of off-street parking available
Secure back garden
5,000 litre rain water tank

Important numbers: Block size: 911 m2 approx. Living Area: 229.14 m2 approx. Rates: \$861 per quarter UCV: \$664,000 EER: 1.5 Stars