

17 Callabonna Street, Kaleen, ACT 2617



House For Sale

Friday, 25 August 2023

17 Callabonna Street, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 808 m2

Type: House



Leonie Taylor
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Auction 18/04/24

Grand in presence, this 265sqm family home sits on an elevated block with impressive views across the region. Boasting an expansive main living room that fully opens onto a covered outdoor terrace. Take advantage of the home's position on the high side of the street and enjoy peaceful panoramic views that extend across Canberra's East to Mt Ainslie. A casual family/meals area and formal dining room bookend the light-filled kitchen which overlooks the huge rear yard. This home is perfect for growing families, with four generous bedrooms upstairs and options to entertain in formal or casual living spaces. The flexibility of this floorplan is sure to give large families options for many years into the future. The home boasts fresh paint, carpets, and recently installed new ducted heating and cooling. It's move-in ready with the scope to add to the comfort with your own flare, taste, and style. The self-contained studio boasts a bathroom and a full-size kitchen. This studio provides options for extended families that require accommodation for relatives or guests, enabling them to be close while still maintaining their independence. This spacious studio has the potential to provide your family with extra income or you may prefer to use it as a fully self-contained office, rumpus room, or work-from-home space. This amazing location puts you within easy reach of the Kaleen shopping precinct, cafes, and multiple schools. Only a few minutes drive to Radford College, The University of Canberra, Belconnen Town Centre, and North Canberra Hospital. Features Include: • Privately built 265sqm residence • Fresh neutral tones, new carpet and paint • Spacious self-contained studio/rumpus with kitchen and bathroom • Master bedroom with views, built-in robes and ensuite • New ducted heating and cooling + additional Split System Units • Large living room, separate dining, family/meals and rumpus room • Oversize Double auto garage with un-equalled under house storage to the rear • Front under roofline terrace for entertaining with views • Paved outdoor entertaining area • Large low-maintenance corner block • Secure rear yard with a side parking bay, secure trailer/boat access • Walking distance to Kaleen shops, public transport, public and private schools • Only a 3-minute drive to Radford College, Australian National University, North Canberra Public and Private Hospitals Studio - provides potential for extra income! • Studio with separate entrance • Fully self-contained kitchen with freestanding cooktop, generous bench space and storage • Bathroom with separate shower • Reverse cycle heating and cooling unit Key stats: • Home size: 265sqm • Block size: 808sqm • UV: \$672,000 • EER: 1.0 • Year built: 1978 • Rates: \$3664.00 pa 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.