

17 Gascoyne Circuit, Kaleen, ACT 2617

MARQ

House For Sale

Thursday, 15 February 2024

17 Gascoyne Circuit, Kaleen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 168 m2

Type: House



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Auction onsite

Tucked away in a leafy cul-de-sac, this three-bedroom home is the perfect opportunity to buy into the in-demand suburb of Kaleen. The home's functional floor plan nicely separates bedrooms and living. The spacious kitchen connects to the open plan family room, while another large lounge room offers ample entertaining or living space. The covered deck is also great for entertaining, while the large 707 square metre block means you have a spacious backyard, or ample room to grow. Double and single glazed windows combined with gas ducted heating keep things comfortable, while a double lock-up garage plus double carport means there's ample space for cars, trailers or additional storage. It's located in an ideal spot on a quiet street, just a short walk from the Kaleen shops, or a quick drive to Belconnen Town Centre. There are also a number of schools and University of Canberra situated close by, and plenty of green open space to enjoy.

Features:-
- Three bedrooms and two bathrooms
- Main bedroom with ensuite
- Main bathroom with separate toilet
- Two separate spacious living areas
- Kitchen with dishwasher and double oven
- Double glazing to some windows
- Evaporative cooling, ducted gas heating, ceiling fans in all bedrooms
- Covered entertainment deck
- Garden shed
- Built in mirrored robes in two bedrooms
- Roller blinds throughout
- Double lock up garage plus double carport
- Large 707 sqm block
- Located in the RZ2 Zone of Kaleen
- NBN Fibre to the Node
- Rental appraisal \$750-\$800 per week
- 132sqm of living, 36.31sqm garage
- Located in a cul-de-sac in Kaleen, walking distance from Kaleen shops, plus close to multiple schools, parks and University of Canberra, with easy access to Belconnen Town Centre.
General Rates: \$3,535.13 approx. per annum
Land Tax (if rented): \$6,182.44 approx. per annum
Unimproved Land Value: \$650,000
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