

**18 Powlett Street, Kaleen, ACT 2617**



**Sold House**

Thursday, 9 November 2023

18 Powlett Street, Kaleen, ACT 2617

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 751 m2**

**Type: House**



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## Contact agent

Elevated and opposite a reserve, this family home offers a peaceful and convenient lifestyle. Multigenerational, the property comprises of a generous four-bedroom home and a two-bedroom self-contained flat. The main home offers light filled formal and informal living spaces with Rosewood floors and gas fireplace in the lounge and dining. The updated kitchen has stone benchtops and a new dishwasher. Along with the adjacent family room it naturally serves as the hub of the home. The kitchen and family room also have a gas heater. Plenty of storage throughout the home includes the repurposed previous laundry which can serve as a walk-in pantry or study nook. Three bedrooms down the hallway all have built in robes while the master also has its own ensuite. The fourth bedroom off the family room, offers views to the front garden and reserve beyond. Surrounded by established gardens, the deck and pergola offer a green haven for summer entertaining. The two-bedroom flat has been refreshed with paint and new carpet. Offering a spacious open living room with a view out to the reserve. The kitchen is equipped with plenty of cupboard space while two bedrooms down the hall have built in robes. With a separate powder room, the main bathroom is combined with the laundry. This home is all about future proofing your family. Whether you're looking for extra space for extended family or teenage kids, a home business or rental income to supplement the mortgage, this is a smart property. Main House: \* Quiet location opposite nature strip; \* Master with built in robes and ensuite; \* Three further bedrooms, two with built in robes; \* Lounge and dining with gas fireplace and rosewood flooring; \* Open plan living with modern kitchen and family room; \* Outdoor deck and pergola; \* Storage throughout; \* Gas heating and hot water, ducted evaporative cooling; \* Double tandem garage and workshop; \* Drive through access to backyard provides further secure off street parking; \* Established gardens; and \* Walking distance to the Kaleen shops, public transport, and schools Self-Contained Flat: \* 2 bedrooms with built in robes; \* Large living room with gas heater; \* Separate kitchen with plenty of cupboards; \* New carpet and freshly painted; \* Combined bathroom and laundry; \* Separate powder room; \* Ceiling and wall insulation; \* Ducted evaporative cooling throughout; \* Off street parking; \* Separate electric hot water system; and \* Separately metered for electricity and gas. Quick Facts House build: 1976 Flat build: 1980 Block: 751m<sup>2</sup> Living: 220m<sup>2</sup> Garage: 44m<sup>2</sup> EER: 1.5 UV: \$672,000 Rates: \$3,682pa Land Tax: \$6,491pa Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.