

19 Bokhara Circuit, Kaleen, ACT 2617



House For Sale

Friday, 19 January 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 979 m2

Type: House



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Auction 14/02/204

This stunning 4 bedroom ensuite family home is nestled amongst Kaleen's tree-lined streets and has been thoughtfully designed with a flexible and creative floor plan that lends itself to modern comfortable family living. The heart of this gorgeous home is the bright and airy open-plan family room & kitchen with the warm contemporary look of timber laminate floors flowing throughout this space and into the separate lounge area at the front of the home. The gourmet styled kitchen boasts a large island bench, designer tapware, butler's pantry, double oven, induction cooktop, dishwasher and industrial-inspired pendant lighting. The home's generous main bedroom makes the most of its private position at the rear of the home with large windows offering a peaceful outlook to the rear garden with a manicured lawn area and landscaped garden beds. A walk-in robe and elegant ensuite with timber-fronted double floating vanity complete this parent's retreat. The remaining three bedrooms are separated from the main bedroom and all have the convenience of mirror-fronted built-in robes. Double layer ceiling hung curtains to all four bedrooms allow you to create extra privacy and light and temperature control. Reverse cycle air conditioning throughout the home and the addition of ceiling fans to all bedrooms and the living space, ensure your comfort in all Canberra's seasons. The main family bathroom shares the same refined design as the ensuite with hexagonal feature floor tiles, timber-fronted floating vanity and a bath for long soaks. A generous covered alfresco area with access from the living space creates seamless indoor/outdoor living & entertainment & an adjoining timber deck that wraps around the rear of the home, is the perfect spot to soak up the sunshine. The lush irrigated lawn area creates an inviting area for family fun and to the rear of the garden raised garden beds will tempt the home gardener. An additional storage garage offers an added bonus for your storage needs. At the front of the home, car accommodation is provided by a double garage with internal access. This beautifully conceived and executed family room is one not to be missed! Features of the home include; • 4 bedroom home • European style Double glazed windows • 7.8kw Solar panels • Ensuite and walk in robe to main bedroom • Ducted reverse cycle air conditioning • Ceiling fans throughout • Stunning kitchen with double oven, Induction cooktop, walk in pantry and dishwasher • Separate family and living area • Main bathroom with bath tub and separate toilet • Study nook • Walk-in linen • Covered alfresco area • North facing enclosed yard • Double garage with internal access • Single storage garage (at back of property) • Built 2018 Taking advantage of this prime location, Kaleen's family-friendly neighbourhood has you within walking distance of Kaleen oval, Kaleen Primary School, St. Michael's Primary School and only a short drive to the Belconnen Town Centre, the Gungahlin Town Centre and the City plus a four-minute drive to the Kaleen Plaza Shopping Centre (including Coles). Don't miss this opportunity to own one of Kaleen's finest homes. EER: 6 Built: 2018 General Rates: \$3,504 approx pa Land Tax (only if rented): \$6,117 approx pa Block: 978sqm Residence: 213sqm Garage: 43sqm