

**19 Sherlock Street, Kaleen, ACT 2617**

**VERV**

**Sold House**

Friday, 27 October 2023

19 Sherlock Street, Kaleen, ACT 2617

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1374 m2**

**Type: House**



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**\$1,430,000**

Introducing 19 Sherlock Street, Kaleen - a spacious and versatile 7-bedroom, 3-bathroom haven nestled on a sprawling 1,374 m<sup>2</sup> block. This magnificent property offers a perfect blend of space and convenience. The accommodation is divided strategically, with four bedrooms located upstairs, while the remaining three bedrooms are downstairs, offering flexible living arrangements. With a bathroom on each level (two upstairs and one downstairs), you'll have ample privacy and functionality. Upstairs, you have the choice of either two living areas or a capacious dining space and a separate living area. The front porch welcomes you with warmth, while a backyard porch provides an excellent spot for outdoor relaxation. Downstairs presents an additional rumpus room, ideal for a home gym or separate living quarters, complete with a combined bathroom/laundry and its own kitchen equipped with a stove and oven. The generous backyard is a green thumb's dream, perfect for growing vegetables, and features a sizable shed for all your storage needs. Don't miss the opportunity to make this impressive property your new home.

Features: Upper Level:- 4 bedrooms- 2 bathrooms- Well-equipped and spacious kitchen with electric stove and large oven- 2 living areas or a spacious dining and separate living area- Centralized A/C servicing every room- Front porch and backyard porch Lower Level:- 3 bedrooms - Combined Bathroom/Laundry- Rumpus Room/Living Area- Well-equipped second kitchen - Double garage- Generous sized backyard, ideal for gardening, including a large shed for storage or hobbies.

Essentials: Rental Estimate: \$900 - \$1,000 per week EER: 3.0 Upper Floor: 206m<sup>2</sup> approx. Lower Floor: 172m<sup>2</sup> approx. Garage: 45m<sup>2</sup> approx. UV: \$661,000 (2023) Rates: \$3,599 per annum approx. Land tax: \$6,314 per annum approx.