

# 19 Staaten Crescent, Kaleen, ACT 2617



## House For Sale

Friday, 10 May 2024

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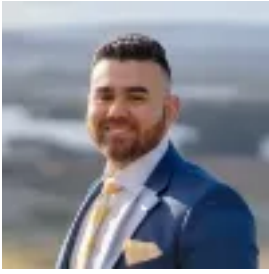
**Bedrooms: 6**

**Bathrooms: 4**

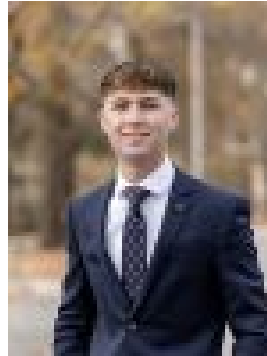
**Parkings: 4**

**Area: 919 m2**

**Type: House**



Sebastian Gutierrez  
0422184992



Matthew McClellan  
0413948312

## Auction 01/06/24

Welcome to 19 Staaten Crescent, Kaleen - where comfort, convenience, and contemporary living blend seamlessly. This impressive 5 bedroom, 3 bathroom, 2 garage haven offers a plethora of internal and external features tailored to elevate your lifestyle. Step inside to discover a spacious abode with hardwood timber flooring and a renovated kitchen boasting quality Meile stainless steel appliances. The astute buyer will enjoy the multiple living spaces with views spanning across Kaleen and to Black Mountain Tower. The new extension will provide a segregated master wing with living space, ensuite and walk-in robe. You will enjoy having the flexibility of having a second master suite with beautiful views complete with a built-in robe and an ensuite for added luxury. Downstairs includes a self-contained granny flat with separate external access and a rumpus room. Storage dilemmas are a thing of the past with ample storage space and a large internal access double garage. Enjoy year round comfort with ducted reverse cycle heating and cooling, complemented by double glazed windows and completely insulated throughout. Outside, a low maintenance flat 919m<sup>2</sup> block beckons, featuring a double secure carport, roller shutters on all windows, and a 6.8 kw solar panel system to keep your energy costs low. Entertain guests in style under the covered entertaining area with a spa tub, or soak in the views from the front or rear terrace spanning Kaleen. Convenience is at your doorstep with easy access to Kaleen shopping precinct, cafes, and multiple schools. Just minutes away, Radford College, The University of Canberra, Belconnen Town Centre, and North Canberra Hospital await your exploration. Don't miss your chance to secure this exceptional property - where every detail is designed with your comfort and convenience in mind. Features of this property:

- Fully renovated throughout
- Multiple living areas
- Hardwood timber flooring throughout
- Extended master wing with built-in robes and ensuite
- Renovated kitchen with Meile stainless steel appliances
- Self contained flat downstairs with separate access and rumpus
- Second master bedroom with views, built-in robes and ensuite
- Extensive 377m<sup>2</sup> internal living
- Large internal access double garage
- Ample storage including storage room
- Ducted reverse cycle heating and cooling
- Double glazed windows throughout
- Low maintenance 919m<sup>2</sup> block
- Double secure carport
- Roller shutters on all windows
- 3 sets of 6.8 kW solar panel system
- Covered entertaining area with spa tub
- Front terrace with views of Black Mt Tower
- Rear balcony for relaxation
- Easy access to Kaleen shopping precinct, cafes, and schools
- Minutes from Radford College, The University of Canberra, Belconnen Town Centre, and North Canberra Hospital

Rates (Residential): \$3,571p.a  
Land Tax (Residential): \$6,254p.a

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