

**19 Tambo Street, Kaleen, ACT 2617**



**Sold House**

Tuesday, 15 August 2023

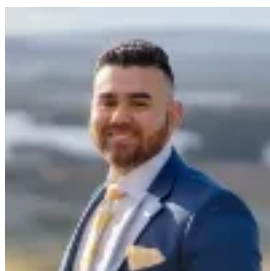
19 Tambo Street, Kaleen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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Joshua Gutierrez  
0431674662

**\$927,000**

Enhance your living in this updated 3-bedroom, 2-bathroom residence that has been thoughtfully designed for comfort and practicality. Step inside and experience the flexible floorplan that effortlessly accommodates diverse lifestyles, offering plenty of space to spread out and unwind. The two large living areas share a convenient bathroom providing options for day-to-day living, hosting guests or working from home. On chilly Canberra winter days, you will enjoy the cozy warmth of the 'Kachelofen' fireplace off the main living room. The practical kitchen layout makes it easy to cook homemade meals, with updated Miele appliances and plenty of cupboard and bench space. The breakfast bar provides an additional option for meals on the go, or socializing during meal preparation. All 3 bedrooms are well-sized for a growing family, with bedrooms 1 & 2 including built-in robes. The generously sized updated main bathroom services the bedrooms and offers you a practical area for everyday usage plus luxurious spa bath, underfloor heating and heated towel rack for your comfort and relaxation. The gem of this home lies in its multi-purpose living spaces. Whether you envision a home office, a playroom, a gym, or a cozy reading nook, these versatile areas can adapt to your unique lifestyle and preferences. The property allows for an extensive outdoor lifestyle, with a generous flat backyard perfect for active kids or pets to play, heaps of space and water from the three rainwater tanks to bring your gardening dreams to life, plus a large outdoor deck with modern inbuilt BBQ ideal for entertaining. Car accommodation is well provided by a one-car garage, and the large carport at the front of the home provides options for additional open car accommodation. Located within close proximity to Kaleen plaza, local transport, and both Kaleen Primary & St. Michael's schools, and a short drive from facilities such as the University of Canberra, North Canberra Hospital and Belconnen Town Centre. Ideal for a family, local residents looking to upgrade, or savvy investors seeking an addition to their portfolio, this property ticks all the right boxes. If you have further questions or wish to inspect this wonderful home, please feel more than welcome to contact Sebastian Gutierrez on 0422 184 992 or Joshua Gutierrez 0431 674 662. We're more than happy to help you with your journey to find the perfect home. Features include:- Bedrooms 1 & 2 with built-in robes- Solar hot water- Instantaneous gas hot water- Multiple living areas- Bamboo flooring in living areas, kitchen and utility room- External deck- Plumbed in gas BBQ on deck- Ducted gas heating- Ducted evaporative cooling- Under floor heating to the main bathroom- Heated towel racks in main bathroom- LED lights throughout- Double glazed windows- Underfloor, ceiling and wall insulation- Kachelofen fire place- Dining area- Miele 5 burner gas cooktop- Miele electric oven- New carpet in bedrooms- Generously sized bedrooms- Updated well sized bathroom- Laundry room- Low maintenance garden- Three 5000L rainwater tanks- Vacant possession (no tenancy agreements) Key figures: Living area: 140m<sup>2</sup> Block size: 757m<sup>2</sup> Rates: \$3,244 p.a (approx.) Land tax: \$5,553 p.a (approx.) (If rented) EER: 6