

2/13 Balonne Street, Kaleen, ACT 2617



House For Sale

Friday, 29 March 2024

2/13 Balonne Street, Kaleen, ACT 2617

Bedrooms: 4

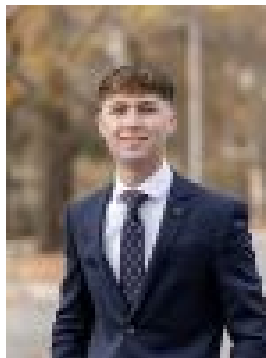
Bathrooms: 2

Parkings: 1

Type: House



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Matthew McClellan
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AUCTION 27/04/24

Welcome to 2/13 Balonne Street, Kaleen - where modern elegance meets family-friendly living in this stunning residence! Nestled in the heart of Kaleen, this property offers the perfect blend of contemporary design and convenience, with close proximity to local shops, schools, and amenities. This impressive home boasts 4 bedrooms and 2.5 bathrooms, providing ample space for the whole family to live and thrive. With a modern design and open plan living areas, including a sunken lounge, this home exudes style and sophistication. Step outside to discover the outdoor oasis, featuring a basketball court and pergola - perfect for outdoor entertaining and enjoying the fresh air with family and friends. The double car garage with internal access provides added convenience and security for your vehicles. Located in the family-friendly neighborhood of Kaleen, everything you need is right at your doorstep, including the local Gwydir Square shops, schools, and amenities. Don't miss out on the opportunity to make this exceptional property your own. Contact us today to arrange a private viewing and start living the lifestyle you've always dreamed of!

Features of this property -

- 4 bedrooms, 2.5 bathrooms
- 2 car garage with internal access
- Modern design with open plan living
- Sunken lounge for added style
- Outdoor basketball court for active family fun
- Pergola for outdoor entertaining
- Located in family-friendly Kaleen
- Close to local Gwydir Square shops, schools, and amenities

Key figures (approximate):

- Living area: 136.99m²
- Block size: 430m²
- Common area: 130m²
- Garage: 35.49m²
- Rates: \$3,101.97 per annum
- Land tax: \$4,274.76 per annum
- EER: 5.0

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.