

2 Terewah Cct, Kaleen, ACT 2617

House For Sale

Wednesday, 10 April 2024

2 Terewah Cct, Kaleen, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1045 m2

Type: House



Rhonda Coleman

Price Range \$950,000 to \$1,045,000

This family home presents a rare and enviable opportunity to purchase in sought-after Kaleen. Positioned in a quiet Circuit and sitting on a large, near level 1045m² corner block with plenty of room for a second dwelling up to 120sqm to be built - subject to ACT Government approval. The property is in a very good liveable condition, with new flooring and paint. It is well suited to extending into a large family home or knock down rebuild. Entering via a wide hallway, leading to a spacious living room, family room with sunny outlook, and kitchen with new electric cooktop, dishwasher and generous cupboard space. Connecting off the kitchen/family room, an inviting paved area is the perfect setting for a summer family dinner or social evening, while the large backyard offers an ideal space for outdoor fun and games. There is also plenty of scope for future landscaping, with the potential to add a granny flat for family or investment, a pool, BBQ kitchen or just relax in the covered outdoor entertaining space. Conveniently close to amenities, shops and public transport, the property is not far from handy local shops, while the bustle of Kaleen Plaza restaurants, cafés and lifestyle boutiques are only a short drive away. Belconnen Mall only 4.1 kilometres' drive, catering for all your shopping needs. Bus stops just over 100m away. Within the Kaleen State School catchment, Maribynong Primary School is .8 km away, Kaleen High 1.3km, while prestigious Radford College is 2.4km from your door. Both the University of Canberra and Calvary Hospital 2.4km. The location offers easy access to Canberra City Centre, Dickson Shops, Gungahlin and major road corridors. Unlikely to be available for long, this attractive and well-appointed property is ready to become someone's new home. Don't miss out, we look forward to meeting you at the viewings.

Features; Multiple living areas including family room with slow combustion wood fire 3 bedrooms, the spacious master with BIR Year round comfort with split system air conditioning in the family and living rooms Ceiling fans in living and bedrooms Freshly painted throughout, new flooring and blinds, updated bathroom and kitchen appliances Outdoor entertaining area Large 2 car garage with workshop area and double carport Exceptional location, close to schools and shopping centers Large block, Room for a second dwelling on RZ1 block over 800msq, new laws as of September 2023. Block 41 Section 1231045m² block (approx.) Built 1978 (approx.) UV \$631,000 Rates \$3507 (approx.) Land Tax \$6117 (approx.)