

**21 Cataract Street, Kaleen, ACT 2617**



**Sold House**

Monday, 14 August 2023

21 Cataract Street, Kaleen, ACT 2617

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 909 m2**

**Type: House**



Tim Russell  
0262411922



Eoin RyanHicks  
0424042419

**\$1,150,000**

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City Auction will be held at LJ Hooker Canberra City | 182 City Walk, Canberra City Welcome to 21 Cataract Street Kaleen, a true family home that combines comfort, space, and convenience. This is a spacious renovated four-bedroom family home, boasting two ensuites and a range of impressive features, ensuring a delightful living experience for you and your loved ones. As you step through the front door, you'll be impressed by a spacious, warm, and inviting atmosphere that instantly feels like home. The generous lounge room, thoughtfully designed with family gatherings in mind, offers ample space for relaxation, entertainment, and quality time together. Whether it's cozying up for a movie night or engaging in heartfelt conversations, this room becomes the centerpiece of where the family comes together. With four bedrooms, including two ensuites, every family member will find their own personal sanctuary within the walls of this home. Each room is generous in size and has been tastefully renovated with comfort and privacy in mind, ensuring a serene and tranquil atmosphere for restful nights and rejuvenating mornings. The large renovated kitchen and family room are a standout for sure with more than you might expect in relation to other properties in this location, large and inclusive this space offers plenty of room for everyone to gather at mealtime and flows beautifully to a covered entertaining deck, on one side of the home, to adjourn to when the need arises. As well as a fully enclosed sunroom, on the other side, allowing for the ability to entertain no matter the weather or occasion. In addition to all that the home offers in relation to internal space, it also offers a separate outdoor studio, providing the perfect solution for those who work from home or desire a private space for creativity. Imagine the convenience of having a dedicated area for productivity, away from the distractions of everyday life. Home business, artists retreat, home office, really the options are endless and limited only to your needs. This studio opens up a world of possibilities, allowing you to balance work and family life effortlessly. Step outside and discover the beautifully landscaped, easy-care gardens that surround the property. These thoughtfully designed outdoor spaces create a serene retreat where your family can unwind, play, and enjoy the beauty of nature. Whether it's a tranquil morning coffee on the patio or an afternoon of outdoor activities, the landscaped gardens provide a peaceful setting for relaxation and recreation. Located in a lovely part of Kaleen, 21 Cataract Street Kaleen offers the perfect blend of tranquillity and convenience. Surrounded by parks, schools, great neighbours, and essential amenities, this location provides an ideal environment for raising a family. Explore the nearby green spaces, where your children can freely explore, play, and connect with nature. Drop into the local shops for a morning coffee or just stroll along the many bike and walking paths that surround this street. Don't miss this exceptional opportunity to make 21 Cataract Street Kaleen your forever home. With its generous lounge room, separate studio for working from home, and landscaped easy-care gardens, this residence offers a harmonious blend of comfort, functionality, and natural beauty. Come and experience the warmth, joy, and endless possibilities that await within these walls. We look forward to showing you through. Looking to call Kaleen home... Please call Tim Russell at 0416 087 834 or Eoin Ryan Hicks at 0424 042 419 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection. Features include: Four generous bedrooms Two ensuite bathrooms and a third main bathroom New flooring and Carpet throughout Ducted reverse cycle air conditioning Large open plan family room with Gas log fireplace Renovated Kitchen with generous family room Outdoor covered deck perfect for entertaining Honeycomb Blinds 900 ml Gas Cooktop 900ml oven 909m2 block of land Outdoor studio Fully landscaped easy care gardens Kid's cubby house play area Solar PV system Fully enclosed sunroom Rates: \$3,361.26 pa approx Land Tax: \$5,151.95 pa approx EER: 2.0 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.