

22 Callabonna Street, Kaleen, ACT 2617



House For Sale

Sunday, 13 August 2023

22 Callabonna Street, Kaleen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 747 m2

Type: House



Tim Russell
0262411922



Jackson WhiteBrettell
0426836516

Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City Experience a new lease on life with tranquil tree-top views that are sure to captivate you in this remarkable location atop this elevated location in beautiful Kaleen. It's a beautiful spot to be sure and the outlook is as bright as the future where this lovely home, move-in ready, has further incredible potential. Step into this unique split-level property, boasting three bedrooms and an ensuite, with a distinct charm, personality, and individual design at every turn. Complemented by a renovated kitchen at the heart of a spacious, light-filled open-plan living area, inviting you to really be able to make it your own sanctuary. Set on a generous 747m² block, this home offers ample space for children to play, pets to roam, or for you to cultivate your dream garden. While it already shines in its current state, there's room for personalization to suit your lifestyle preferences. With features like an open fireplace, carport accommodation, evaporative cooling, ducted gas heating, and an infinity gas hot water system, this home combines comfort with practicality. The property is beautifully presented and sure to impress from the moment you step inside. Looking to call Kaleen home? Contact Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376 for further details and to arrange a private inspection.

Key Features: Split-level living Open fireplace Light-filled living areas Renovated kitchen Carport accommodation 747m² RZ2 block of land Beautifully presented Evaporative cooling Ducted gas heating Ensuite bathroom RZ2 zoned Infinity Gas hot water 9000 ltr water tank Original design New carpet & fresh paint EER: 0.5 Rates: \$3,197 pa approx Land Tax: \$4,847 pa approx 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.