

22 Skardon Street, Kaleen, ACT 2617

home by holly

House For Sale

Friday, 3 November 2023

22 Skardon Street, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 1

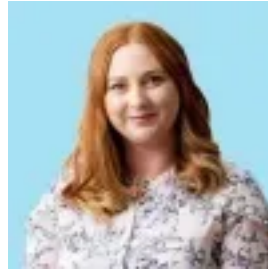
Parkings: 1

Area: 714 m2

Type: House



Holly Komorowski
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Tenille Paul
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\$850,000+

This welcoming home has wonderful modernist vibes with its combo of natural brick and dark wood panelling. Skardon is a quiet loop street that curves to meet bushland reserve. Magnificent gum trees shade the footpaths, and it is an easy stroll to local parks and U & Co Café serving up great coffee and relaxed meals. The home has a lot of space with split-level living areas as well as a generous meals area off the kitchen. We love the sunken, combined living and dining with its beautifully preserved timber shelving. While floating above, gracefully delineated by timber balustrade, sits a spacious living room with pot belly stove. The bright neutral kitchen is in keeping with the soothing natural palette throughout the entire house, with rich timber floors adding warmth and texture. The meals area is graced by light as corner windows capture the ever changing moods and colours of the native landscape. Three bedrooms including the master centre around a family bathroom with separate toilet. The bathroom has been renovated and is simply appointed in crisp white on white. The master bedroom captures backyard views of soft lawn, mature trees. While on the opposing side of the house a fourth bedroom opens directly to the garden making it an ideal home office or studio. The backyard feels endless with long flat lawns perfect for home cricket or footy. There is plenty of room for kids play equipment and loads of potential. Kaleen is in the Belconnen district and shoulders the inner north suburbs of Lyneham and O'Connor, connecting to Gungaharra Grasslands Nature Reserve. This central, inner locale makes Kaleen a highly coveted suburb - close to transport, great schools, the UC, CIT, AIS and Canberra Stadium. With plenty of parks, bike and walking trails, the home is also handy to Kaleen Plaza, and just a short 10-minute drive to Belconnen and 14 minutes to the CBD. features..charming mid-century family home close to reserve, parklands and shops.large flat 714 m2 block.perfect entry point home in the popular suburb of Kaleen .four bedrooms and three living areas.living area with lightwells and fireplace.sunken living combined dining with in-built open timber shelving.neutral kitchen with meals area, banks of storage, stainless-steel wall oven, electric cooktop and rangehood.fourth bedroom or home office with direct garden access .two additional sunny bedrooms centred around a family bathroom with tub.master bedroom with large built-in-robe.separate toilet.internal laundry.gas heating and slow combustion fire.timber flooring and carpet.linen closet.large sunny backyard.private driveway .single garage.walking distance to parks and reserve.handy to Kaleen Plaza and a variety of schools.close to transport and not far from the dynamic inner-north .10 minutes to the Belconnen precinct and 14 minutes to the CBD.Close proximity to hospitals (such as - Calvary Hospital, University of Canberra Hospital)FINE DETAILS (all approximate): Land size: 714 m2Living size: 139 m2EER: 1.5Zoning: RZ1 Build year: 1976 Rates: \$ 3,383.49 paLand tax: \$5,857.64 pa (investors only)UV: \$600,000 (2023)Rental opinion: \$660 - \$680 p/wkThe information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.