

27 Sanford Place, Kaleen, ACT 2617



House For Sale

Friday, 22 December 2023

27 Sanford Place, Kaleen, ACT 2617

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Sebastian Gutierrez
0261736300



Joshua Gutierrez
0431674662

Auction 03/02/2024

INSPECTION BY APPOINTMENT ONLY** Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date. It is not often when a property of this caliber is offered for sale, 27 Sanford Place is a grand family residence constructed and architecturally designed perfectly to replicate comfort and luxury. Perfect in position and backing reserve with a children's park and in one of Kaleen's most desirable locations. Ideal for any growing family, local residents looking to upgrade, or savvy investor seeking a tasteful addition to their portfolio, this true oasis is sure to tick all the right boxes and many more. Internally updated, this home offers you a generous amount of living space to relax and entertain in comfort. Catering to formal and informal living areas, hosting events with family and friends will be easier than ever. Capitalize on the morning sun with the captivating backdrop of 'The Pines' Reserve from the timber deck and living area. The spacious kitchen offers a practical layout to cook homemade meals, offering plenty of cupboard and bench space for easy and simple meal preparation. Well positioned in a quiet cul-de-sac, all 4 upstairs bedrooms are well-sized for round year comfort and have built-in robes. The large main bedroom caters to a well sized walk through robe and updated ensuite for day to day living. The large main bathroom with spa bath has been tastefully updated, with a separate vanity unit and separate toilet. Downstairs, you'll come across a large fifth bedroom with updated ensuite and split system air conditioning, a separate updated laundry / kitchenette, and double garage with internal access. Buyers will be awe-struck by the additional opportunities which exist on this ground floor - expansive easily accessed storage rooms with generous ceiling height simply need to be seen to be believed. Some of these rooms are currently, or have been previously, been used as a games room and home office. The resort style backyard is truly admirable. This home offers you a beautiful space, with a kidney shaped in-ground pool, multiple gazebos and established gardens. With an abundance of space for the kids to play, we are sure the back yard will be a place to entertain year round. Located in the sought after suburb of Kaleen, experience the benefits of living just minute's drive away from Kaleen shops, two primary schools and a high school, University of Canberra, well renowned North Canberra Hospital and Belconnen Town Centre. Ideal for any growing family, local residents looking to upgrade, or the savvy investor seeking a tasteful addition to their portfolio, this true oasis is sure to tick all the right boxes and many more. If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Sebastian Gutierrez 0422 184 922 or Joshua Gutierrez 0431 674 662. We're more than happy to help you with your journey to find the perfect home. Key features: Tightly held locale in a quiet cul-de-sac Desirable Kaleen location Tranquil setting backing 'The Pines' Reserve Picturesque views from rear timber deck Double internal access garage Large paved entrance with ample car parking Formal and informal living options 4 well sized upstairs bedrooms Built in robes upstairs Walk through robe in main bedroom and updated ensuite Large updated main bathroom Generously sized kitchen Ducted reverse cycle heating and cooling upstairs Large downstairs bedroom with updated ensuite and split system air conditioning Multiple living areas Large rumpus / games room that could be used as another bedroom Large downstairs storage space Updated laundry / kitchenette Linen storage Terraces area at the front of the home In-ground swimming pool and deck Two gazebos Beautiful garden spaces 30 solar panels (9.9kw system size) with premier 8.2kw Fronius Symo Inverter R6.7 cross hatch Earthwool roof insulation Double-glazed windows in front 3 bedrooms and in front living area Electric roller shutters on front 3 bedrooms Key figures: Living area: 211m² Storage: 109m² Garage: 40m² Block size: 907m² Rates: \$3,757 p.a (approx.) Land tax: \$6,652 p.a (approx.) EER: 4.5