

28 Bellinger Crescent, Kaleen, ACT 2617



House For Sale

Friday, 22 December 2023

28 Bellinger Crescent, Kaleen, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Sebastian Gutierrez
0261736300



Joshua Gutierrez
0431674662

Auction 03/02/2024

**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. 28 Bellinger Crescent in new Kaleen is a spectacular entry offering to the marketplace. This home is a charming late 1980s residence constructed and designed perfectly to replicate comfort and practicality. Ideal in position, located in one of the most sought-after locations within Kaleen. Perfect for the relocating family, local residents looking to downsize, or the savvy investor seeking a tasteful addition to their portfolio, this true single level oasis is sure to tick all the right boxes and much more. Internally, this home offers you a generous amount of living space to relax and entertain in comfort. East facing living areas, allowing you to enjoy the soothing sunrise when getting ready for work. Catering to two living areas, hosting events with family and friends will be easier than ever. The spacious kitchen perfectly located in the heart of the home offers a practical layout to cook homemade meals to the highest level possible. Offering you quality stainless-steel appliances, plenty of cupboard and bench space for easy and simple meal preparation. Well positioned, all 3 bedrooms are well-sized for round year comfort and have built-in robes. The large main bedroom caters to a large built in robe and ensuite for day to day living. The bathroom has been practically located between bedrooms 2 and 3 and features a well size bathtub. The large backyard is truly admirable. This home offers you a low maintenance space 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 a few minutes away from Kaleen shops, moments away from the University of Canberra, well renowned North Canberra Hospital and Belconnen Town Centre. 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: Desirable Kaleen location
Opportunity to upgrade
North-West aspect block to the rear
Multiple living areas
Generously sized kitchen with stainless steel appliances
Ducted reverse cycle heating
3 well sized bedrooms
Built in robes
Bathroom with bathtub
Laundry room
Linen storage
Low maintenance garden

Key figures: Living area: 118m² Block size: 908m² Rates: \$3,720 p.a (approx.) Land tax: \$6,572 p.a (approx.) EER: 2.0