

28 Burnett Street, Kaleen, ACT 2617

STONE

House For Sale

Thursday, 16 November 2023

28 Burnett Street, Kaleen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 885 m2

Type: House



Kris Hellier
0413799700



Darby Langdown
0432799221

Auction on the 09/12/2023 at 2:15pm

The property will be going to auction on the 09/12/2023 at 2:15pm with offers welcome prior to auction. A WORD FROM OUR SELLER; "It will be really hard to part with 28 Burnett St, which has been a part of our family since the late 1980s. My parents bought the property when they moved to Canberra from Adelaide and fell in love with it. As the years have passed by, many improvements have been made to the house and yard, the most impactful being the installation of a pool and new pergola. This area quickly became the focus of the backyard, and many happy family occasions were spent splashing in the pool and celebrating birthdays at the BBQ area under the pergola. The garden, my mother's happy place, is like an oasis of greenery, providing shade, beauty and practical benefits via the many fruits and vegetables which have thrived in the garden. Many of our visitors have commented that the house projects an aura of being a happy family home - not just a house, but a home. The house is very cosy and the focus would have to be the wood fire in the lounge/dining area - our wintertime birthdays were celebrated here, with the fire providing warmth and atmosphere. So I think that would be one of my favourite things about the home - the feeling. Another is the neighbours - good neighbours make a huge difference! And the location - being so close to the hilly reserve in between Kaleen and Giralang is a real bonus when it comes to walking the dog or just taking a walk for the sake of catching the amazing views of Belconnen from up there or getting some exercise. On the map this area is called "Gidja Roost", and it's just lovely. Close proximity to the excellent Kaleen shops is also a real bonus and just generally speaking, Kaleen is a great suburb in terms of convenience. Burnett St would have to be one of Kaleen's nicest streets. I will miss it!" Living: 131.2sqm (approx.) Garage: 31.34sqm (approx.) Total: 162.54sqm (approx.) Block: 885sqm - Three spacious bedrooms, two with built in robes - Master bedroom with built-in robe and ensuite - Well-appointed main bathroom with freestanding bath and separate toilet - Kitchen with ample bench and storage space, dishwasher, electric cooktop and electric oven with grill - Separate laundry - Ducted gas heating, ducted evaporative cooling and slow combustion fireplace installed - Terrific sunroom/enclosed pergola, perfect for entertaining - Serene, established gardens, ideal relaxing and entertaining and with an abundance of beautiful avian visitors! - Vegetable garden currently planted with tomatoes, zucchini, onions, chives, pumpkin, spinach, horseradish, strawberries as well as herbs such as parsley, rosemary, thyme and oregano - Beautiful fenced pool, with alfresco for lounging in the shade - Single garage - Convenient location with easy access to schools, churches, public transport, local and major shopping centres, sporting facilities, walking trails, hospitals and the University of Canberra Rates: \$3,917.47 per annum Land tax: \$6,997.80 per annum Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.