

# 29 Ashburton Circuit, Kaleen, ACT 2617



## Sold House

Wednesday, 7 February 2024

29 Ashburton Circuit, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 939 m2

Type: House



Sebastian Gutierrez  
0261736300



Joshua Gutierrez  
0431674662

## Contact agent

Elevate your living in this desirably located 4 bedroom, 2 bathroom, 1 car accommodation home. This is what's on offer at 29 Ashburton Circuit in the sought-after suburb of Kaleen, an elegant home designed perfectly to cater to the highest level of comfort and practicality. Ideal for any growing family, local residents looking to upgrade, or the savvy investor seeking a tasteful addition to their portfolio, this true family oasis is sure to tick all the right boxes and many more. This home offers a great living space, a formal dining area and formal lounge room to relax and entertain in comfort. The multiple living areas allow you the option to create a relaxing environment for day-to-day living, as well as a practical area for hosting guests. The generous "U" shaped kitchen offers a practical layout for the home chef to cook homemade meals. With plenty of cupboard and bench space, this kitchen makes for easy and simple meal preparation. This kitchen is fitted with quality kitchen appliances for your everyday usage. Well positioned, all 4 bedrooms are well-sized for year round comfort and have been fitted with brand new carpet. The generously sized and renovated bathrooms offer you a practical area for everyday usage. The main bedroom caters to a well sized renovated ensuite. The backyard is truly remarkable. Catering to low maintenance yet established gardens. With plenty of space for the kids to play, supervising them will be seamless with plenty of windows to supervise from the kitchen and living area. Car accommodation has been thought of carefully, offering you a 1 car garage and workshop. In this desirable location, you'll always be spoilt for choice living amongst nearby facilities, local shops and local schools. If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Sebastian Gutierrez on 0422 184 992 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
- Segregated living areas
- Newly painted
- New carpet
- Ducted heating
- Large "U" shaped kitchen with ample benchtop space
- Electric cooktop and oven
- 4 well sized bedrooms with three built in robes
- Spacious restored and updated ensuite and bathroom.
- Large bathroom with bathtub
- Laundry room
- Linen closet
- Large backyard space
- Low maintenance and established gardens
- Opportunity to upgrade and extend

**Key figures:**

- Living area: 145m<sup>2</sup>
- Block size: 939m<sup>2</sup>
- Rates: \$3573 p.a (approx.)
- Land tax: \$6296 p.a (approx.)

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