

3/158 Maribyrnong Avenue, Kaleen, ACT 2617

ARCHER

Townhouse For Sale

Friday, 1 December 2023

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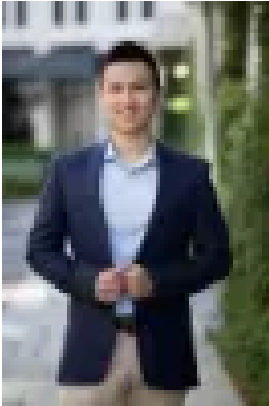
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 146 m2

Type: Townhouse



Alex Wang
0262625232



Benjamin Bailey
0262625232

By Negotiation

Welcome to 3/158 Maribyrnong Avenue Kaleen! This stunning townhouse offers a perfect blend of modern design and comfortable living. With 3 bedrooms, 1 bathroom and study as well as ample parking spaces, this property is perfect for families or those looking for a sound investment opportunity. Step inside and be greeted by a well-designed floor plan that maximizes space and natural light. The interiors boast a stylish and contemporary design, with high-quality tiled flooring throughout. The kitchen is a chef's dream, featuring modern appliances including Bosch oven, Gas cooktop, double-sink and ample storage space. One of the standout features of this property is the back and front courtyard, perfect for outdoor entertaining or simply enjoying the beautiful surroundings. The quiet location with lush foliage ensures privacy and tranquillity, allowing you to unwind and relax in your own oasis. The property also offers a under covered carport space and an additional open parking space, providing convenience for multiple vehicles. The rear courtyard also includes a double gate meaning a third vehicle can be parked within the rear courtyard. Located in a sought-after suburb of Kaleen, this property is surrounded by nature and offers a peaceful and serene environment all whilst being in close proximity to Kaleen Plaza and only a two minute walk to Kaleen Primary School. Only a short drive to facilities and other shopping centres such as Calvary Hospital, Belconnen Town Centre, St Michaels Primary School, Maribyrnong Primary School, University of Canberra, Australian Institute of Sport and Lake Ginninderra. Such a prime location is few and far between. Don't miss the opportunity to make this townhouse your dream home. Contact us today to arrange a viewing and experience the true essence of comfortable living.

FEATURES

- Single Level
- Flood with natural lights
- Multiple living areas plus study room
- Spacious and enclosed backyard - easy to maintain
- Ducted heating and evaporate cooling
- Gas cook-top & Stainless Steel Appliance
- Easy to maintain front courtyard
- Built-ins in all three bedrooms
- Close proximity to Kaleen Plaza, Kaleen Primary School & short drive to Belconnen Town Centre

Particulars (all approx.)

Living Size: 146m²
Rates: \$650/quarter
Land Tax: \$884/quarter (only when rented)
Rental Estimate: \$680 - \$700 per week
Year Built: 1979
EER: 1.5

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