

**38 Nambucca Street, Kaleen, ACT 2617**

home by holly

**House For Sale**

Thursday, 21 March 2024

38 Nambucca Street, Kaleen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Jenny McReynolds  
0491850701



Cris O'Brien  
0409308038

## **Auction 9.30am Saturday 20 April**

Fabulous entry level home! Kaleen has become the gem of Belconnen with its close proximity to all the major shopping centres, a great choice of schools and overall feel putting it at the top of everyone's list. This three-bedroom home provides you a great entry level opportunity in one of the suburbs nicest streets. You can enjoy the home as is and add your touches over time, depending on your needs. To the front of the home is the spacious living area, this connects directly to the dining and then to the kitchen. Other additions include built-in robes to all the bedrooms, updated bathroom, plenty of sheds, gazebo, separate double garage, a double tandem carport and the convenience of two driveways. You will enjoy plenty of off street parking and easy access through to the rear yard, making life convenient. features...neat and tidy privately built three-bedroom home. excellent entry level into this popular suburb. set in a lovely street. plenty of scope for further improvements or additions. separate lounge and dining rooms. very functional kitchen . updated bathroom. built-in robes to all bedrooms. ample room in the rear yard for the kids and pets. double garage and double tandem carport . two driveways. plenty of sheds for storage. ample room in the rear yard with a gazebo . close proximity to the Kaleen Plaza, Kaleen indoor sports club, schools and public transport. only minutes from the Belconnen and Gungahlin Town Centres, Dickson shopping precinct, the City Centre, Universities, hospitals and sporting facilities. perfect first home, investment or the down sizer looking for a convenient lifestyle choice EER: 3.5 Land Size: 723m2 approx. Land Value: \$619,000 approx. Land Rates: \$3,473 per annum approx.