

39 Tyrrell Circuit, Kaleen, ACT 2617



Sold House

Friday, 11 August 2023

39 Tyrrell Circuit, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 774 m2

Type: House



Tim Russell
0262411922



Jackson WhiteBrettell
0426836516

\$1,081,000

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City Full of warmth, charm, and an abundance of natural light. This delightful North-facing residence boasts a wonderfully inviting feel from the very moment you walk on site. Walking through the front door will immediately have you wanting to have you and your family calling 39 Tyrrell Circuit home. Featuring Four spacious bedrooms, there's ample room for everyone to enjoy their own space. The renovated kitchen is just fantastic, offering a stylish and functional layout with plenty of bench and cupboard space. The family chef will love the modern feel and the quality appliances. With a lovely outlook to the backyard. Creating delicious meals while the family is enjoying the home around you is sure to be a great atmosphere for both intimate nights at home along with entertaining friends. Certainly, one thing that really makes this property sing is the view to the large rear yard, where established gardens and versatile entertainment options are plentiful. Such a wonderful backdrop to the living arrangements of this home that the kids and pets will love just as much as Mum and Dad. One of the standout features of this property is the impressive 10.3 KW solar system, designed to help you embrace sustainable living and reduce your energy costs. It's an investment that not only benefits the environment but also saves you money in the long run. But that's not all. This property also offers a separate studio with its own bathroom, located at the rear of a spacious brick 2-car garage. Whether you need a private home office, an art studio, or a guest retreat, this versatile space is perfect for your unique needs. Comfort is key, and this home delivers ducted reverse cycle air conditioning, ensuring you stay cool during hot summer days and cozy throughout the winter months. And on those chilly evenings, gather around the slow-combustion fireplace, adding a touch of ambiance and providing a perfect intimate space to unwind and create lasting memories with loved ones. Don't miss the opportunity to make 39 Tyrrell Circuit Kaleen your forever home. With its light-filled spaces, modern amenities, and versatile features, it's a property that offers everything a family could desire. Contact us today and secure your interest in this simply delightful home. Looking to call Kaleen Home? Please speak with Tim Russell at 0416 087 834 or Jackson White Brettell at 0421 479 376 for further information or a private inspection. Features include Four bedrooms Garden studio with bathroom facilities 10.3 KW solar system Ducted reverse cycle air conditioning 2 Car brick lock up garage 774m² block of land Renovated Kitchen Slow combustion fireplace Colorbond fences Roof recently restored North facing living Large full wall length double glazed sliding doors to the back yard LED downlights throughout Heat pump hot water Rates: \$3,325 pa approx Land Tax \$5,085 pa approx EER: 2.0 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.