

4 Tambo Street, Kaleen, ACT 2617

McIntyre
PROPERTY

House For Sale

Wednesday, 22 May 2024

4 Tambo Street, Kaleen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 834 m2

Type: House



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0422201027

AUCTION

Kaleen's easy access to Belconnen's main town centre, Lake Ginninderra and the University of Canberra is renowned amongst smart real estate buyers, so it's not hard to see why this spacious, single level three-bedroom ensuite home on a 837sqm block will create a wealth of interest. Absolutely ideal for home starters and young families who want space, convenience and established gardens, it's also a great opportunity for investors wanting a property that suits a wide range of tenants. In fact, it's currently rented to excellent tenants on a month-by-month basis at \$640.00 per week. The home's classic red brick exterior is both solid and appealing while the surrounding 834 sqm block provides a fabulous yard for pets, children and family entertainment. There's even a oversized metal garage at approximately 30 sqm for your cars and storage needs. Inside you'll find a family-friendly layout including bright living rooms, a central kitchen overlooking the rear yard and three bedrooms adjacent to the main bathroom. Live for the moment and buy for the future. Features Include:

- Three spacious bedrooms with ensuite and bathroom
- Brick construction
- Elevated position in a quiet family friendly street
- Established and low maintenance gardens
- Excellent entertaining spaces
- Open plan kitchen with electric cooktop/oven and dishwasher
- Ducted gas heating
- Ducted evaporative cooling as well as a split system a/c
- Child and pet friendly rear yard
- Good single metal garage
- Walking distance to nearby reserves and public transport
- Local schools, transport, and nearby amenities
- Responsible tenants
- Home that lends itself to further extensions easily
- Live in as it is now or customise to your own individual tastes.

Outgoings & Property Information: Living size: 153.60sqm Block size: 835sqm Garage size: 29.93 sqm Rates: \$3,473 per annum Land tax (if rented): \$6,043 per annum Expected rent: \$640 per week Year Built: 1977 EER: 1.5 Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.