

41 Nambucca Street, Kaleen, ACT 2617



Sold House

Sunday, 13 August 2023

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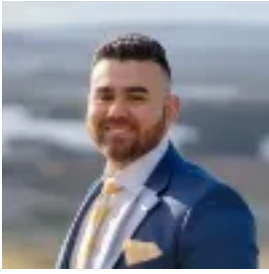
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 644 m2

Type: House



Sebastian Gutierrez
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Joshua Gutierrez
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\$846,000

Elevate your living in this spacious 3-bedroom residence designed perfectly around comfort and practicality. The flexible internal floorplan caters perfectly to your lifestyle and provides plenty of space to spread out in comfort. The two large living areas allow a range of options for relaxing day-to-day living, as well as entertaining guests. The practical kitchen layout makes it easy to cook homemade meals, with quality new appliances, and plenty of cupboard and bench space. The breakfast bar provides an additional option for meals on the go, or socialising during meal preparation. All 3 bedrooms are well-sized for a growing family, with the secluded main bedroom including a built-in robe and private ensuite. The generously sized main bathroom offers you a practical area for everyday usage. The property allows for an extensive outdoor lifestyle, with a generous flat backyard perfect for active kids to play, overlooked by a spacious glassed-in patio. Car accommodation is well provided by a two-car garage, and the large open driveway at the front of the home provides options for additional open car accommodations. Offering a great opportunity in the desirable suburb of Kaleen, this home lies in close proximity to Kaleen plaza and local schools, and a short drive from facilities such as the University of Canberra, North Canberra Hospital and Belconnen Town Centre. Ideal for a family, local residents looking to upgrade, or the savvy investor seeking an addition to their portfolio, this property ticks all the right boxes. If you have further questions or wish to inspect this wonderful 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. Features include: - Main bedroom with built-in robe and ensuite - Multiple living areas - Glassed-in patio - Ducted gas heating - Reverse cycle heating and cooling - Dining area - Electric cooktop and oven - Vinyl plank flooring in living spaces and kitchen - Generously sized bedrooms - Well sized bathroom - Laundry room - Freshly sealed and painted roof - Blackout security blinds - Pergola area - Low maintenance garden - Remote opening two car garage - Vacant possession (no tenancy agreements) Key figures: Living area: 113m² Block size: 644m² Rates: \$3,170 p.a (approx.) Land tax: \$5,393 p.a (approx.) (If rented) EER: 1.5