

44 Liffey Circuit, Kaleen, ACT 2617

MARQ

House For Sale

Thursday, 14 March 2024

44 Liffey Circuit, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1073 m2

Type: House



Justin Taylor
0414701465

Auction: On Site Sat 6 April 12.00pm

Conveniently located, and treasured within the one family for over 45 years, this well presented four bedroom family home provides an ideal opportunity for a wide range of buyers. Perfect for everyday life and brimming with potential, this single level residence offers a flexible layout that is filled with natural light. Set well back from the street on a generously sized 1073sqm block, it offers ready made family living with further opportunity to enhance further.- First time offered for sale in 45 years- Spacious floor design with 180sqm of internal living - 4 generous bedrooms with segregated master- Two separate and spacious living areas- Updated bathroom and ensuite- Modern stone kitchen with quality appliances - Ducted heating and cooling - Security alarm- Potential to add value through further renovation- Close proximity to local schools, shops, Kaleen playing fields, and a host of amenity- Huge back yard with enclosed in-ground swimming pool- 1073qm RZ2 block with current U.V of \$661,000 (2023)- Large double metal garage - One of Belconnen's most popular suburbs- Value packed buying opportunity

Brief Summary:- Year of construction: 1979- Double metal garage: 1984- House extension: 1988- Pool installed: 1993- Internal living area: 180sqm- Garage area: 43sqm- Total area: 223.00sqm- Block Size: 1073sqm- Rental Estimate: \$720 - \$780 per week- Rates: \$3,571 p.a. approx.- Land Tax: \$6254 (If investment)- 8 min to University of Canberra - 10min to Canberra Stadium- 11min to Calvary hospital- 12 min to Dickson- 13 Min to Braddon- 14 min to Westfield Belconnen - 17 min to Canberra Centre

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