

5/40 Callabonna Street, Kaleen, ACT 2617



Townhouse For Sale

Thursday, 7 March 2024

5/40 Callabonna Street, Kaleen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 115 m2

Type: Townhouse



George Vlandis
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Joy Patel
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Auction

A stylish and modern townhouse nestled within a quiet boutique complex of just six homes. This home offers modern and convenient living at its best. As you step through the door of this inviting home natural light illuminates the open plan living and dining areas that surround the kitchen. The kitchen features an island bench with sleek stone bench tops which works harmoniously with the living area. Enjoy indoor-outdoor living with a private front courtyard complete with a deck and hedge for added privacy, as well as a low-maintenance back courtyard. Upstairs all three bedrooms have built in robes and serviced with a modern bathroom. While the master bedroom has its own ensuite. Reverse cycle air conditioning and fans ensures year-round comfort while the spacious walk-in laundry and powder room downstairs adds convenience to your daily routine. Situated within a short walk to the Kaleen Plaza and short drive of schools, the Belconnen town Centre, and Canberra City. This townhouse offers modern living, convenience, and accessibility. Jump on this opportunity before it's gone!

- *?Open plan living and dining
- *?All bedrooms with built in robes
- *?Master bedroom with ensuite
- *?Kitchen with stone bench tops and island bench
- *?Reverse cycle air conditioning in the living
- *?Fans in all bedrooms
- *?Walk in laundry with built in storage and powder room
- *?Under stairs storage
- *?Private front courtyard with deck and hedge for added privacy
- *?Low maintenance back courtyard
- *?Garage with internal access
- *?Walking distance to Kaleen Plaza and public transport
- *?Short drive to St Michael's Primary School, Radford College and Kaleen High School, University of Canberra and Belconnen Westfield

Build: 2016
Living: 115m²
Garage: 20.50m²
EER: 6.0
Rates: \$2,514.50 pa
Land Tax: \$3,419.10 pa
Body Corp: \$3,230 pa

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