

# 55 Balonne Street, Kaleen, ACT 2617

STONE

## House For Sale

Thursday, 16 November 2023

55 Balonne Street, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 750 m2

Type: House



Kris Hellier  
0413799700



Darby Langdown  
0432799221

## Auction on the 09/12/2023 at 4:30pm

The property will be going to auction on the 09/12/2023 at 4:30pm with offers welcome prior to auction. A WORD FROM OUR SELLER; "Thirty-five years ago, as a young couple embarking on the journey of homeownership, the suburb of Kaleen beckoned us with excitement and promise. The prospect of making this house our home, the backdrop for starting our married life and raising a family, fuelled our dreams. Throughout the years, our home in Kaleen has been more than just a shelter; it's been a haven for family and friends. The walls echoed with the joy of shared moments, none more cherished than our annual Christmas drinks. What began as a simple tradition evolved into a multigenerational gathering, with children and grandchildren filling the spaces with laughter. From a sunny spot for morning coffee to an evening retreat for drinks and dinner, our home offered the perfect setting for every moment. The deck witnessed countless shared meals and conversations, becoming a cornerstone of our daily life. Our good fortune extended beyond the walls of our home to the amazing neighbours who transformed into great friends. Leaving behind these connections is undoubtedly one of the hardest parts of our impending move. The location itself has been a boon, with both a primary and high school within walking distance. The local shopping centre, a regular stop in our routine, provided not just essentials, but a community hub. U & Co, the coffee shop, witnessed our conversations, the pharmacy and supermarket became familiar faces, and the amazing takeaway joint was a constant in our lives. As we reflect on the wonderful memories forged within these walls, there's a bittersweet acknowledgement that the time has come to bid farewell. Our home, a witness to the growth of our family, has served its purpose. While the sadness of leaving behind a chapter of our lives lingers, we recognize that the time is right for this transition. Our hearts are filled with gratitude for the memories, the laughter, and the love that have defined our life in Kaleen, and we hope the next family to move in will enjoy it just as much as we did." Living: 148.47sqm Garage: 43.07sqm Carport: 43.54sqm Pergola: 28sqm Total: 263.08sqm Block: 750sqm - ? Stunning single level home, updated throughout - ? Four spacious bedrooms, all with built in robes - ? Segregated main bedroom with built-in robe and ensuite - ? Well-appointed main bathroom with bath and separate toilet - ? Kitchen with ample bench and storage space, dishwasher, electric cooktop and electric oven - ? Separate laundry - ? Ducted reverse cycle heating and cooling - ? Terrific covered deck, perfect for entertaining - ? Serene, grassy backyard, ideal for pets and children - ? Double garage + double carport - ? Convenient location within easy access of schools, churches, public transport, local and major shopping centres, sporting facilities, hospitals and the University of Canberra Rates: \$3,797.28 per annum Land tax: \$6,743.93 per annum Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.