

57 Florentine Circuit, Kaleen, ACT 2617



House For Sale

Friday, 22 December 2023

57 Florentine Circuit, Kaleen, ACT 2617

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 808 m2

Type: House



Sebastian Gutierrez
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Joshua Gutierrez
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Auction 03/02/2024

****Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date. Properties of this calibre are not often offered for sale in Kaleen, 57 Florentine Circuit is a tastefully renovated and extended family residence constructed and architecturally designed perfectly to replicate comfort and luxury. Perfect in position, located in the heart of Kaleen and situated in a quiet and tightly held loop. Ideal for any growing family, local residents looking to upgrade, or the savvy investor seeking a tasteful addition to their portfolio, this true family oasis is sure to tick all the right boxes and many more. Completely renovated and extended. With all interiors designed by The Lobby Interiors, this home offers you a generous amount of living space to relax and entertain in comfort. Featuring a modern open plan living area, hosting events with family and friends will be seamless. This property offers you modern and designer finishes for day to day usage. Capitalise on all the hard work done for you with this turn key opportunity. The high end kitchen offers a practical and luxurious layout to prepare homemade meals to the highest level possible. Offering you quality designer kitchen appliances such as NEFF, Miele, SMEG, Electrolux and Oliveri. This kitchen features a large 40mm Essastone bench in Unique Calacatta with a waterfall edge that overlooks the living area. Butlers Kitchen with dual undermount sink, ZIP Hot/Cold and Sparkling Filtered water tap. Miele dishwasher, 5 burner gas cooktop, 5 burner 900mm electric cooktop 2 x Falmec integrated Rangehoods externally ducted, and walk in pantry. You are also spoilt for choice for oven appliances with pyrolytic, steam, roast and microwave oven options. Joinery has been carefully constructed and fitted with Polytec Bari ribbed style joinery. All 5 bedrooms are well-sized for year round comfort and have built-in robes and brand new carpet with Bed 5 featuring complete custom joinery including wardrobes, drawers and tv unit. The large master bedroom features a well sized walk in robe with glass cabinetry and brand new Greg Natale Designer Axminster Carpet. The main bedroom also has a recently completed, contemporary ensuite. This grand Ensuite features a large custom stone benchtop with above the counter basin, large shaving cabinet, segregated shower and toilet, floating vanity, freestanding bathtub, Argent Smart Toilet, sitting area, rain shower head, and full height porcelain tiles. The main Bathroom features large format tiles and full height floor to ceiling porcelain feature wall, Dual outlet shower with ceiling mounted rain head, heated towel rail and IXL Tastic Neo Dual heat system. It has an abundance of custom joinery, shaving cabinet and wall mounted vanity to meet your storage needs as well as an inwall rimless Caroma toilet. The 3rd bathroom, equally as impressive as the ensuite, fitted with two full height pieces of dark marble, full height mirror and pedestal basin and designer light fittings. This bathroom serves as both powder room and bath/change room for the pool/entertainment area. The newly extended and enclosed Alfresco is a tasteful additional living area. Enclosed by large bifold and sliding doors overlooking the luxurious pool area. This area comprises of a bar space with Sink and Bosch Dishwasher suitable for preparing your finest top shelf liquor and Alfresco kitchen with high end Crossray built in BBQ, twin motor exhaust fan, 2 burner Ole gas cooktop and Matador refrigerator. This area allows you to host family and friends not only in luxury, but with practicality. The resort style backyard is truly admirable. This home offers you a low maintenance space with in-ground mineral pool heated by an Electric heat pump system, hidden in-ground remote controlled pool cover and Bluetooth controlled variable speed pump and lighting, gazebo space and well-manicured gardens. Privacy has been carefully considered, including full height panelling along the fence to create an additional private space. With an abundance of area for the kids to play, we are sure the back yard will be a place to entertain year-round. With an abundance of car accommodation, this property has a "U" shaped driveway, electric gates, large standalone garage with space to fit 4 cars. The large garage also flows into the shed space with plenty of room for storage. Located in the sought after suburb of Kaleen, experience the benefits of living just minutes drive away from Kaleen shops, University of Canberra, well renowned North Canberra Hospital and Belconnen Town Centre. Ideal for any growing family, local residents looking to upgrade, or the savvy investor seeking a tasteful addition to their portfolio, this true oasis is sure to tick all the right boxes and many more. Key features: Builders personal property Interiors designed by The Lobby Interiors Open plan living area 1200mm x 600 Italian tiles to living areas Double glazed windows 6 zoned ducted heating and cooling with WIFI Control Quality designer kitchen appliances such as NEFF, Miele, SMEG, Electrolux and Oliveri ZIP Boiling/Refrigerated and Sparkling Filtered water tap Large kitchen bench with stone benchtop with 40mm waterfall edge Butlers Kitchen with dual undermount sink, dishwasher, 5 burner gas cooktop, 5 burner 900mm electric cooktop and walk in pantry. Pyrolytic, steam, roast and microwave oven options. In sinkerator food waste disposer Polytec Bari Ribbed style joinery Large bay window in kitchen Large laundry room with ample custom joinery and storage**

spaceMain bedroom with access to AlfrescoBrand new ensuite with large stone benchtop with above the counter basin, large shaving cabinet, floating vanity, freestanding bathtub, sitting area, rain shower head and full height porcelain tilesBathroom with full height floor to ceiling porcelain feature wall, Dual outlet shower with ceilingmounted rain head, heated towel rail and IXL Tastic Neo Dual heat system3rd Bathroom with two full height pieces of dark marble, full height mirror and pedestal basin and designer light fittings.5 spacious bedrooms with built in robesAcoustic sound proof panelling and custom joinery in bedroom 5Brand new carpets in bedroomsEnclosed Alfresco area with large bifold and sliding doors opening out to resort style pool area.Reverse cycle heating and cooling in AlfrescoCeiling fans and electric radiant heatersBuilt in BBQ with externally ducted rangehoodOle 2 zone gas cooktopMatador refrigeratorAlfresco bar space with Sink and DishwasherAlfresco kitchen with built-in barbecue, gas cooktop and two-door fridgeRemote control operated blinds in alfresco areaIn ground heated mineral swimming poolCabana space by the poolLarge garage that can accommodate 4 carsElectric gates for privacy"U" shaped drivewayShed spaceLow maintenance and manicured gardenKey figures:Living area: 192m²Alfresco: 78m²Garage/storeroom: 65m²Block size: 808m²Rates: \$3,473 p.a (approx.)Land tax: \$6,043 p.a (approx.)EER: 2