

**6/155 Maribyrnong Avenue, Kaleen, ACT 2617**



**House For Sale**

Friday, 26 January 2024

6/155 Maribyrnong Avenue, Kaleen, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3420 m2**

**Type: House**



Sebastian Gutierrez  
0261736300



Joshua Gutierrez  
0431674662

## Auction 15/02/2024

Elevate your living with this elegant townhouse residence constructed and designed perfectly to replicate comfort and practicality. Perfect for the growing family, local residents looking to upgrade or downsize, or the savvy investor seeking a tasteful addition to their portfolio, this two level oasis is sure to tick all the right boxes and much more. Internally, this home offers you a generous amount of living space to relax and entertain in comfort. East facing living areas, allowing you to enjoy the soothing sunrise when preparing to go to work. Catering to two living areas, hosting events with family and friends will be easier than ever. The spacious kitchen perfectly located in the heart of the home offers a practical layout to cook homemade meals to the highest level possible. Offering you quality stainless-steel appliances, plenty of cupboard and bench space for easy and simple meal preparation. Well positioned, all 4 bedrooms are well-sized for round year comfort and have built-in robes. The large main bedroom caters to a large walk-in robe and ensuite for day to day living. The bathroom has been practically located between bedrooms 2 and 3 and features a large bathroom that caters your day to usage with ease. The large backyard is truly admirable. This home offers you a unique low maintenance space. With an abundance of space for the kids to play, we are sure the back yard will be a place to entertain year round. Located in the sought after suburb of Kaleen, experience the benefits of living just a few moments away from both Kaleen shops, moments away from the University of Canberra, well renowned North Canberra Hospital and Belconnen Town Centre. If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Sebastian Gutierrez 0422 184 922 or Joshua Gutierrez 0431 674 662. We're more than happy to help you with your journey to find the perfect home.

**Key features:** Tightly held townhouse development  
Two large living areas  
Generously sized kitchen with stainless steel appliances  
Ample cupboard space  
Stone bench tops  
Breakfast bar  
Ducted reverse cycle heating and cooling  
4 well sized bedrooms  
Built in robes  
Main bedroom with walk in robe and ensuite  
Tile flooring  
Laundry room  
Linen storage  
Large backyard that opens to parkland  
Walking distance to Kaleen pre and primary school  
Boutique owner occupied complex  
Two car garage (side by side)

**Key figures:** Living area: 175m<sup>2</sup>  
Rates: \$3,000 p.a (approx.)  
Land tax: \$4,214 p.a (approx.)  
Body corporate: \$3,864 p.a (approx.)  
EER: 3.5

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.