

63 Ashburton Circuit, Kaleen, ACT 2617

House For Sale

Saturday, 25 November 2023

63 Ashburton Circuit, Kaleen, ACT 2617

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Area: 958 m2

Type: House



Jane Macken
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Auction

Auction Location: On-Site Dearly loved and cherished, you will feel the warmth and love as soon as you step inside. This home offers an incredible opportunity for the modern family. You will enjoy plenty of living and entertaining options across a flexible floorplan with self-contained residence, ideal for the extended family or teenagers retreat. Positioned in a quiet cul-de-sac with a quick and safe walk to Kaleen Primary school, this generous single level 4/5 bedroom home is well positioned on a 958m² RZ2 parcel of land and offers an opportunity to create your own family dream. Manicured front gardens with fragrant roses offer a warming welcome to the home. Stepping inside, living, dining and entertaining options are endless, starting with the formal living area at the front of the home which features a cozy fireplace. The formal dining area is adjacent, which flows with ease through to the kitchen. The kitchen has been incredibly well maintained, with new 900mm gas cooktop, new double oven, dishwasher, plenty of bench and storage space as well as an adjoined meals area with extra storage space. This zone connects perfectly with the sunroom for delightful entertaining. Accommodation is provided by 4/5 bedrooms across two wings of the home. The main wing of the home offers three large bedrooms plus a 4th bedroom/study. The master suite is incredibly well sized, offering double wardrobes, a ceiling fan and an ensuite. Bedrooms two and three have built in robes, plus bedroom 4 could be utilised as a study and can give access to the second wing of the home. These bedrooms are serviced by the master bathroom with bath, shower and separate WC. The second wing of the home is presented as a self-contained additional living space. With both internal or external access, a large living space, bedroom with built in robes, kitchenette and bathroom, this space is ideal for multigeneration living, additional income flow, teenagers retreat or the au pair. Outdoors is your own private oasis, with paved areas, grassed areas, established gardens including almonds and plums, garden beds and a fish pond, perfect for the green thumb of the family. Additional features of the home include oversized single garage plus plenty of off-street parking space, ducted gas heating to the main wing and evaporative cooling throughout, Located close to the vast amenities of Kaleen Plaza, a short and safe walk to Kaleen Primary plus close to Kaleen High School, University of Canberra and Belconnen Town Centre, location does not get better than this. This is your ideal family home, with the perfect canvas to renovate and make your own, or a future proof purchase with a great sized RZ2 block.

Features:-
Spacious family home with dual living options- Large flat 958m² block- Separate living, dining and meals areas plus sunroom- Kitchen with 900mm gas cooktop, double oven, dishwasher, plenty of bench and storage space- Ducted gas heating to the main wing, evaporative cooling throughout plus fireplace- Master bedroom with ensuite, ceiling fan and double robes- Bathroom with bath, shower and separate WC- Beautiful established gardens plus paved and grassed areas- Secondary living quarters with large living area, bedroom, bathroom and kitchenette- Oversized single car garage plus lots of off-street parking- A short and safe walk to Kaleen Primary- Close to Kaleen Plaza, Kaleen High School, University of Canberra and Belconnen Town Centre

Land Size: 958m² block
Living Size: 197m² living + 48m² garage (approx.)
UV: \$643,000 (2023)
Rates \$3,608 p.a (approx.)
Land Tax: \$6,332 p.a (approx.)
Construction: 1977
EER: 0.5 stars