

# 65 Warrego Circuit, Kaleen, ACT 2617

home by holly

## Sold House

Monday, 14 August 2023

65 Warrego Circuit, Kaleen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**



Jenny McReynolds  
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**\$929,000**

#soldbymcreynolds \$929,000 Impressive both indoors and out – a great lifestyle choice! Hidden away in a private setting behind the lush hedging and established easy gardens is this terrific larger than average extended three-bedroom home, it really is a treat. Perfectly located within easy reach of Kaleen's attractions and so central to either the CBD, Belconnen or Gungahlin, it really doesn't get much more convenient than this. Bathed in abundant light this beautifully presented and well-maintained home is sure to impress from the moment you step inside with its great sense of space, sun drenched living and overall feel setting it apart from the rest. The fabulous floor plan offers an expansive amount of living space with a lovely lounge room to the front and a feel good, combined family and dining room to the rear. Both areas flow directly to the centrally located kitchen, making day to day life easy. From the family room you step out onto the huge covered low maintenance deck that will cater for the largest of gatherings, providing you with the perfect place for outdoor dining and relaxing with family and friends. From here you move down into the fully fenced expansive rear yard that is ideal for the kids and pets to run around in, there is so much room to run amuck. Other excellent features include evaporative cooling, ducted gas heating, a reverse cycle split system to the family room, continuous hot water system, excellent window treatments, including privacy and roman blinds, built in robes to two bedrooms and floating timber floors to the family, dining, kitchen, entry and hallways. The home is complete with extensive car accommodation that includes a four-car garage and separate large carport. This is a great opportunity to secure a wonderful home in one of Belconnen's most sought-after suburbs. features...impressive extended three-bedroom home. super convenient location. tucked away in a private setting .well maintained and beautifully presented .bathed in abundant light .separate family and living rooms. sun drenched to the front. lovely interaction with the outdoors. feel good home with so much space to enjoy. built in robes to two bedrooms. excellent window treatments. ducted gas heating and evaporative cooling. reverse cycle split system. continuous hot water system. awnings to some windows. huge low maintenance covered deck. expansive secure rear yard – perfect for the kids and pets. quality screen doors. excellent fencing. four car garage and separate large carport. delightful established gardens. close proximity to the wonderful local shops, public transport and a great choice of schools. only minutes from the Dickson shopping precinct and within an easy drive of the City Centre, Belconnen town centre and Gungahlin town centre. easy access to Universities, sporting facilities and hospitals EER: 4.0 Land Rates: \$3,342 per annum (approx.) Land Value: \$664,000