

**7 Burnett Street, Kaleen, ACT 2617**



**House For Sale**

Saturday, 3 February 2024

7 Burnett Street, Kaleen, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1232 m2**

**Type: House**



Tim Russell  
0262411922



Jackson WhiteBrettell  
0426836516

## Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City You will certainly be living life well here at this more than impressive four-bedroom ensuite family home, in arguably one of Kaleen's best streets – a residence of unparalleled quality. This remarkable home stands proud on the high side of the street, framed by beautiful, landscaped gardens. Over 200m<sup>2</sup> of living space spread across two levels makes for ideal living for large and growing families. Situated on an expansive 1,232m<sup>2</sup> parcel of land, with direct access to reserve land at the rear. An edible landscape with an impressive orchard with over 20 different kinds of fruit trees which, in addition to the numerous herbs in the garden, will keep your family supplied in marmalade, jam, coulis and tapenade for many, many months. This, coupled with the generously proportioned living spaces, makes this a property no less than the stuff of dreams. The home offers impeccable quality and attention to detail. Excellence in craftsmanship has been the mandate from the sellers in every part of the home where every detail within the property has been done with thought and care. Spotted gum flooring throughout and a Tasmanian blackwood kitchen add a touch of timeless sophistication and warmth adding to the lovely, homely feel that your new home brings. Boasting incredible views, four bedrooms, a downstairs approved studio, a rumpus room, and an impressive amount of storage, are just a few of the fantastic features. Equipped with a 6.6 kW solar system and battery, this home embraces sustainable living without compromising on luxury. Enjoy energy efficiency while reducing your carbon footprint. Living here costs less! More than a house. This is a forever home, that will have you coming back to discover something new at every visit. Looking to call Kaleen home? Please speak with Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection. Features include: Multiple living areas Breath-taking views 1232m<sup>2</sup> block of land Direct access to reserve land at the rear Four bedrooms and ensuite Spotted gum flooring Cheminee Philippe fireplace Ducted zoned reverse-cycle air conditioning as well as individual units for economy Tasmanian blackwood kitchen High-end appliances 900mm induction cooktop Dual drawer dishwasher 6.6kw Solar system and battery Beautifully landscaped gardens An incredible amount of storage Double garage with remote control and internal access to workshop and storage Roller shutters on all ground floor windows. Close to Kaleen Plaza, Belconnen, Dickson and Civic, and great schooling. EER: 3.5 Rates: \$4,418 pa approx Land Tax: \$6,608 pa approx All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.