

# 8 Barcoo Place, Kaleen, ACT 2617



## Sold House

Friday, 11 August 2023

8 Barcoo Place, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Mark Larmer And Aaron Lewis  
0262091723



Jason El-Khoury  
0262091723

**\$875,000**

Situated in a quiet street on a flat block, this home has been lovingly cared for and owned for over 40 years and is now ready for its new owners to call, home sweet home. The home has 2 living areas an oversized main bedroom and a north facing living area ready for you to enjoy. Your next chapter is calling your name & having a piece of Suburbia to call your own is right here. With vacant possession available, you could be unlocking your new front door sooner than you think. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, please send us an email and note your full name and mobile number and it will be immediately sent to you.

**Features overview:** Free standing, single level house  
Vacant possession  
Inside: 4 bedrooms 2 bathrooms 2 living areas Ducted gas heating in the floor  
Kitchen has gas cooktop, electric oven, dishwasher 5 x cupboards for storage near the kitchen/meals area  
Bedroom 3 has double built in robes Main bathroom with shower and bath  
Huge main bedroom triple mirrored robe and ensuite with spa bath/shower plus a side door to the pergola  
Instantaneous gas hot water system  
NBN ready

**Outside:** Quiet cul de sac location  
Low maintenance, flat block  
Double gates to end of the driveway  
Room for lots of vehicles  
Large metal garage  
Colourbond fences on two sides  
Garden shed  
Footpath at the end of the street leading to a kids play ground only 200m away  
Solar panels, 17 in total

**The Numbers:** Living Size: 148m<sup>2</sup> Garage: 40m<sup>2</sup> Block size: 758m<sup>2</sup>  
Land value: \$664,000 (2022) RZ1  
Rental potential (unfurnished): \$700-730/week  
General rates: \$3,343 p.a. Water & sewerage rates: \$670 p.a. Land tax (investors only): \$5,462 p.a. EER: 4 stars  
Age: 45 years (Built 1978)

To help buyers, we offer the following:  
A digital brochure with everything to consider a purchase contained in a single link, including the full contract (request this via email)  
We refer a solicitor who can review the contract for FREE. Same solicitor can provide a FREE Section 17 certificate to waive the cooling off if you want to submit an unconditional offer  
5% deposit pre-approved, payable via eft  
Free valuation(s) on other property(s) you own to establish your equity base