

**8 Cataract Street, Kaleen, ACT 2617**



**House For Sale**

Saturday, 27 April 2024

8 Cataract Street, Kaleen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 907 m2**

**Type: House**



Tim Russell  
0262411922



Jackson WhiteBrettell  
0426836516

## Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Welcome to 8 Cataract Street Kaleen - an awesome three-bedroom ensuite family home that is so much more than you might expect. More than just a house, it's tailor-made living that is sure to knock your socks off. From a street perspective, the home looks great, and a sweeping street frontage has the home looking great. Stepping through the door and the inviting atmosphere gives that sense of instant belonging... it's move-in ready. A thoughtfully designed layout coupled with the impeccable condition of the complete renovation, means focusing on spending quality time with family and friends will be a breeze. Separate living areas including a large lounge room, a separate dining room, and an extended glassed-in living space add an extra dimension to family gatherings. A large studio allows a perfect opportunity for those looking for a retreat or space for a home business, or hobby room...and when it's time to soak up the sunshine, the real show stopper here is undoubtedly the custom-made inground concrete pool - a true centerpiece that promises endless hours of fun and laughter for the whole family. With easy access to local shops, schools, and parklands this is a perfectly positioned home that has everything you might hope for. Our vendor's instructions are clear, this property is to be sold at auction. Sure to be sought after, please make your interest known to avoid disappointment. 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: Three generous bedrooms Renovated bathroom and ensuite Fresh carpets and paint 907m<sup>2</sup> block of land Custom built in-ground pool with integrated built in spa Multiple outdoor entertaining spaces, including covered rear decks and break-out zones Large studio garden perfect for home office or hobby room Ducted gas heating Reverse cycle air conditioning 3 car accommodation Ash timber floors LED lights throughout Renovated kitchen Gas cooking Rates: \$3,618 pa approx Land Tax: \$5,629 pa approx EER: 0 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.