

**9 Cataract Street, Kaleen, ACT 2617**

**Sold House**

Tuesday, 15 August 2023



9 Cataract Street, Kaleen, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1314 m2**

**Type: House**



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Contact agent

Located in one of Kaleen's most highly desirable family friendly loops streets. 9 Cataract Street is an unassuming home from the street and is nestled on a easy-care 1,314m<sup>2</sup> block with inground pool and basketball area. Generously proportioned and set amidst other quality homes this unique, north facing to the rear, single-level residence has been extended and designed to provide a great family sanctuary with a focus on space, flexible living and practicality. As you enter the front door the home flows seamlessly from the lounge room through to the open plan kitchen and family room which acts as the hub of the home and overlooks the alfresco entertaining area and inground pool. Accommodation is provided by four generous bedrooms, the main bedroom offers both a walk-in robe and updated ensuite while the additional two of the three bedrooms include built-in robes and are serviced by the updated main bathroom. Offering an array of additional features including an 8m x 4m swimming pool, a practice basketball court area, updated carpet and hardwood laminate flooring, an automatic two-car garage with a home office attached, an undercover outdoor entertaining deck and ducted reverse cycle air conditioning throughout. Boasting a land size of over 1,300 sqm the well-established gardens offer easy maintenance and are perfect for any growing families. Located within close proximity to Gwydir Square local shops, Kaleen Plaza shops, Westfield Belconnen, North Side Public Hospital and many local schools including Radford College, University of Canberra and Maribyrnong Primary School. With its premier location, flexible floor plan and opportunity for future growth, 9 Cataract Street in Kaleen offers a fantastic opportunity to any growing families. An inspection highly recommended. Features: - Four bedroom two bathroom single level home - Main bedroom with walk-in robe and ensuite - Renovated bathrooms and laundry - Double automatic garage with attached home office (office unapproved) - 8m x 4m swimming pool with a covered shade cloth, solar pool blanket and solar heating system replaced in 2021 - Basketball court area - Updated carpet and hardwood laminate flooring - Covered outdoor entertaining deck - Additional garden shed - Ducted reverse cycle air conditioning - Block out curtains on all windows excluding the family room and kitchen - Extensive 1,314m<sup>2</sup> block - Close proximity to Gwydir Square local shops, Kaleen Plaza shops, Westfield Belconnen, North Side Public Hospital - Local schools include Maribyrnong Primary School, Kallen High School, Radford College, Lake Ginninderra College and the University of Canberra Rates: \$3,290 pa (approx.) Land tax: \$5,651 pa (approx.) UV: \$643,000 EER: 2.0 Living area: 200 sqm Land size: 1,314 sqm