

**9 Mersey Place, Kaleen, ACT 2617**



**Sold House**

Monday, 14 August 2023

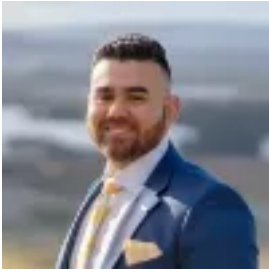
9 Mersey Place, Kaleen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Sebastian Gutierrez  
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Joshua Gutierrez  
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**\$820,000**

Whether you are a builder or want your first renovator's project home, a rare opportunity to design your dream home on a blank canvas has hit Kaleen! Located conveniently to public transport, local shops including the U&Co cafe is this well built battle axe 3 bedroom, 2 bathroom, double garage family home, plus single carport, with flexible living on a 768sqm block. A battle axe driveway and stunning garden greets visitors, before giving way to a functional paved pergola that may be used as a family gathering area or simply soak up the Canberra morning sun. Internally, the layout provides plenty of space to spread out in peace and comfort connecting nicely with the kitchen and dining area acting as the hub of the home which offers a practical layout with plenty of cupboards and bench space to cook all those homemade meals to perfection. The family room is perfectly sized to accommodate to a growing family or a great area to redesign. All 3 bedrooms are well-sized for round year round comfort. The master includes an ensuite plus with built in robes, bedroom two will also be accompanied by built in robes. You will also be privileged to utilise the secure double garage and single carport to be used at your leisure. Kids and pets will be spoiled with the abundance of backyard greenspace for playing, with plenty of Northern winter sun and shade in summer. If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Sebastian Gutierrez 0422 184 922 or Joshua Gutierrez 0431 674 662. We're more than happy to help you with your journey to find the perfect home.

Features:

- Desirable location
- Renovators delight or knockdown rebuild
- External double garage
- Battle axe block
- Single carport
- Wall heating
- Covered pergola
- Multiple living areas
- Walk in laundry
- Ensuite
- Built in robes
- Mature gardens
- Timber flooring
- Vacant possession (no tenancy agreements)

Key figures:

- Living area: 115m<sup>2</sup>
- Block size: 768m<sup>2</sup>
- Rates: \$3,129 p.a (approx.)
- Land Tax: \$4,986 p.a (approx.)
- EER: 1.5

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