

98 Maribyrnong Avenue, Kaleen, ACT 2617



Sold House

Friday, 11 August 2023

98 Maribyrnong Avenue, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 786 m2

Type: House



Alisa Lawrence
0261624141

\$1,100,000

Extremely energy efficient and a thoughtfully transformed design with several extensions and tasteful renovations over a stepped, expansive, layout. Truly a wonderful find and the ideal family retreat that is blissfully private and characterised by wonderful light filled interiors, impressive kitchen and bathrooms and oversized bedrooms. Further enhanced by an excellent choice of indoor and outdoor living areas and plenty of parking, all nestled amongst a picturesque, garden setting. An additional draw card is one of the living areas, a private secluded retreat on the lower level. Showcasing plenty of additional space for the growing family, a bedroom, bar and the perfect set up for a home business with a separate entry and ample parking for clients. Conveniently located and only a short drive to all amenities on offer in the Belconnen precinct.

HIGHLIGHTS: GENERAL: - energy efficient, modern home perfect for the larger family-extended and renovated with a versatile floor plan offering plenty of segregation-quality carpet in all bedrooms and lounge room - 'Crim Safe' security screens on sliding doors in the reading room and downstairs retreat - private, secure entry on arrival with manicured gardens that includes striking Japanese maple, mop top, boxed hedges and small established gardens - double tandem, lock-up garage with automatic door -- additional car parking in the front and side of the home - bus stop at the front door - garden shed - feature waterfall adjacent to the outdoor entertaining area - beautiful, landscaped gardens in the front and back yards - solar panels - 6.6kws

INDOOR LIVING AREAS: - lounge room on arrival features built in TV and feature electric fire - retreat on the lower level offers French feature doors, raked ceilings, built in bar, sandstone floors, and sliding door access to the outdoors plus a bedroom (4) - retreat would be ideal as a home business as access is provided from the front courtyard - dining area adjacent the kitchen with tiled floors and 3 feature skylights above with plantation shutters - sitting room/parents retreat with feature fireplace adjacent to bedroom 2 - new sliding doors giving access to the covered entertaining area

OUTDOOR ENTERTAINING AREAS: - glass enclosed, steel framed deck with insulated roof and recessed lighting - outdoor kitchen with large Webber hooked up to mains gas, 900mm electric oven & gas hot plate plus sink with hot and cold water - private deck with access from bedrooms 1 & 2 - private front courtyard

KITCHEN: - stone bench tops and island bench - stainless steel appliances, walk-in-pantry and tiled splashback - timber floors and - feature garden window - feature box garden window

BATHROOM: - renovated with frameless shower screen and floor to ceiling tiles - timber look floor tiles and heat tastic 'illumine' skylight - 2 exhaust fans

LAUNDRY: - large and renovated with timber tops - enough space to add an additional bathroom

HEATING AND COOLING: - downstairs lounge has reverse cycle air conditioner and feature fireplace - downstairs retreat serviced by a wall mounted reverse cycle air conditioner (installed in the adjacent bedroom - ducted gas heating throughout except in retreat - evaporative cooling throughout excluding retreat, bedrooms 1 and 2)

ENERGY EFFICIENT ADDITIONS: - downstairs retreat has thermally improved aluminium windows and doors are 4mm double glazed, toughened glass inside, 6.38mm laminate glass outside. - all upstairs aluminium doors & windows are double glazed with argon gas. - timber windows are 6.38 laminated glass - walls and roof are all insulated. - double insulated blinds in Bedroom 4 - 10 internal plantation shutters through various parts of the house - bathroom walls have sound reduction bats.

BEDROOMS: - main bedroom is big with plantation shutters on the windows, feature painted wall, spacious walk-in robe and well maintained ensuite plus door access to the private deck area - bedrooms 2 is oversized with built in robes, plantation shutters on windows and door access onto the private deck area - bedroom 3 is spacious with plantation shutters on windows and built in robe - bedroom 4/home office is private with door access from the private front courtyard

THE LOCATION (drive time) - 1 min - St Michaels Primary School, Kaleen - 2 mins - Kaleen Plaza - 3 mins - Kaleen High School - 7 mins - Radford College, Bruce - 8 mins - University of Canberra, Bruce - 9 mins - Belconnen Town Centre and Markets - 9 mins - Calvary Private Hospital - 15 mins - City Centre

ADDITIONAL INFORMATION: - Block: 10 - Section: 16 - EER: 3 - Year built: 1977 - Living area: 221m² - Land size: 786m² - Land value (UV) \$664,000 (2022) - Land rates: \$3,342 per annum - Land tax: \$5,410 per annum - Rental appraisal: per week All values and measurements are approximate. *Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence