

**19 Bemboka Crescent, Kaleen, ACT 2617**



**House For Sale**

Wednesday, 26 June 2024

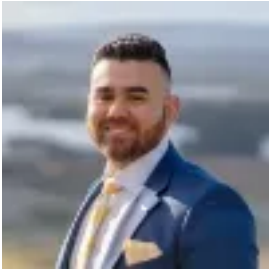
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**Bedrooms: 3**

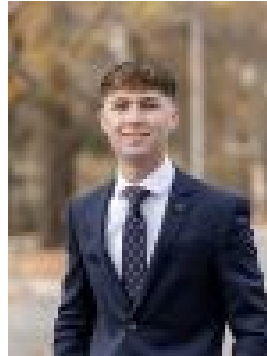
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Sebastian Gutierrez  
0422184992



Matthew McClellan  
0413948312

## By Negotiation

Welcome to 19 Bemboka Crescent, Kaleen - This home is a charming residence constructed and designed perfectly to replicate comfort and practicality. Situated in the central suburb of Kaleen, perfect for the relocating family, local residents looking to downsize, or the savvy investor seeking a tasteful addition to their portfolio, this true single level oasis is sure to tick all the right boxes and much more. Internally, this home offers you a generous amount of living space to relax and entertain in comfort. With an open plan living area, hosting events with family and friends will be easier than ever. The spacious kitchen perfectly located in the heart of the home offers a practical layout to cook homemade meals to the highest level possible. Offering you quality stainless-steel appliances, plenty of cupboard and bench space for easy and simple meal preparation. Well positioned, all 3 bedrooms are well-sized for round year comfort. The large main bedroom caters seamlessly for day to day living. The bathroom has been practically located in the home and features a well size bathtub. The large backyard is truly admirable. This home offers you a low maintenance space and established gardens. With an abundance of space for the kids to play, we are sure the back yard will be a place to entertain year round. Located in the sought after suburb of Kaleen, experience the benefits of living just a few minutes away from Kaleen shops, moments away from the University of Canberra, well renowned North Canberra Hospital and Belconnen Town Centre. Whether you're looking to put your personal touch on your first home, seeking an investment opportunity, or downsizing without compromising on convenience, this home is your canvas. Don't miss this chance to embrace the potential and make it yours. Features: • Carport • Desirable Kaleen location • Opportunity to upgrade • Generously sized kitchen with stainless steel appliances • 3 well sized bedrooms • Bathroom with bathtub • Laundry room • Low maintenance garden • Secure rear yard • Split system heating and cooling Key figures: • Living area: 109m<sup>2</sup> • Block size: 520m<sup>2</sup> • Rates: \$3,087 • Land tax: \$5,217 • EER: 3.5