

**25 Kaylock Street, Strathnairn, ACT, 2615**



**House For Sale**

Thursday, 3 October 2024

25 Kaylock Street, Strathnairn, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Stylish Family Home with Flexible Living & Investment Potential

Nestled in the serene suburb of Strathnairn, this stylish, well-appointed home offers the perfect blend of contemporary design, comfort, and functionality. Featuring a multigenerational floorplan, the property is ideal for extended families or those seeking flexible living arrangements.

The spacious open-plan layout in the main living area is complete with sleek finishes, abundant natural light, and thoughtful attention to detail throughout. The bedrooms are generous in size, with ample storage, and the modern bathrooms add to the convenience and luxury of the home. The primary kitchen is a standout feature, equipped with high-end appliances, plenty of counter space, and a seamless flow into the main living and dining areas. Externally, the low-maintenance gardens and entertaining areas offer a great setting for barbecues and outdoor relaxation.

Not only catering to larger families, the home also offers a potential investment opportunity. The separate living spaces can easily be utilised to generate rental income or provide independent accommodation for extended family members.

Offering views of the Brindabellas, the home sits on a quiet street just moments from parks, walking trails, and community amenities making it the perfect place for those looking to invest in both lifestyle and family.

### Features:

- Multigenerational floorplan
- 4 generously sized bedrooms with built-in-robos
- 2 bedrooms with ensuite
- Main bathroom with separate toilet
- Separate powder room
- Main laundry with external access
- European laundry
- Two kitchens equipped with electric cooking and dishwashers
- Two walk-in-pantries
- Double glazed windows
- Zoned heating & cooling
- Newly installed vergola
- Covered alfresco area
- Secure yard
- Low maintenance gardens
- Double garage with internal access

### Stats:

- Build: 2023
- Block: 544m<sup>2</sup>
- Living: 228m<sup>2</sup>
- Garage: 39.3m<sup>2</sup>
- EER: 6.0
- UV: \$459,200
- Rates: \$3,038.42 pa
- Land Tax: \$5,506.08 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.