

# 39 Ashburton Circuit, Kaleen, ACT 2617

## House For Sale

Wednesday, 26 June 2024



39 Ashburton Circuit, Kaleen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 660 m2

Type: House



Tony Yip

0261339990

## Auction

Discover the epitome of family-friendly living in the heart of Kaleen with this beautifully presented 3-bedroom home. Nestled in a highly sought-after neighborhood just moments from Kaleen Primary School, St Michael's Primary School, lush green spaces, and convenient public transport, this property offers a perfect blend of comfort and convenience. Step inside to find a thoughtfully designed floorplan - spacious lounge room with high rack ceiling and separate family & meals area. The kitchen is a delight with quality appliances including a gas cooktop and oven, dishwasher. The master bedroom boasts a walk-in robe and an ensuite & two additional bedrooms feature built-in robes, ideal for children or guests. Outside, enjoy the tranquility of a leafy backyard, perfect for hosting gatherings or simply unwinding in the serene surroundings. Additional a reverse cycle heating and cooling in the living areas, ducted gas heating, a single brick carport. Whether you're a young couple starting out, a first-time home buyer, a growing family needing space to flourish, or an astute investor seeking a prime property, this home ticks all the boxes. Don't miss out on this incredible opportunity to secure your slice of Kaleen's finest living. Arrange your inspection today and envision your future in this delightful home. Please speak with Tony Yip 0404 011 163 for further information or a private inspection. Features include: Quiet Kaleen location 3 bedrooms with BIR Ensuite Walk in robe High ceiling Lounge/Dinning Split RCAC - heating & cooling in the lounge room Very close to Kaleen primary school Ducted gas floor heating Single Brick carport Under house storage. Key figures: • House area: 157.59m<sup>2</sup> • Block size: 660m<sup>2</sup> • Rates: \$876 p.q (approx.) • Land tax: \$1,519.89 p.q (approx.) • Build: 1977 • Block: 660m<sup>2</sup> • EER: 2.5 • Lease till 30 November 2024 Please Note: Whilst all care has been taken by PRD Canberra CBD to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.