

47 Gascoyne Circuit, Kaleen, ACT, 2617



House For Sale

Thursday, 18 July 2024

47 Gascoyne Circuit, Kaleen, ACT, 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Sebastian Gutierrez

Quality Renovated Family Home

Placed high on the quiet Gascoyne Circuit in Kaleen, this fully renovated home offers comfort, convenience, and modern living. Just minutes walk from Kaleen shops and close to Kaleen primary and high schools, this property is perfectly located.

Number 47 features an excellent floor plan with two separate living areas and four large bedrooms, each with wall to wall wardrobes and space for queen sized beds. The main bathroom and ensuite boasts floor to ceiling tiles and recessed lighting, while the laundry has new tiling. The designer kitchen includes a Caesarstone benchtop, a 90cm Ilve oven and a gas cooktop, a large sink, and ample storage.

Energy efficiency is key with a 10kW solar power system and a new Rheem 410 hot water system timed to solar hours and off-peak periods. Double glazed windows and a ducted heating and air conditioning system with zoning help maintain comfort year-round.

The recently completed 33m² merbau covered deck with lighting is perfect for entertaining. The fully landscaped backyard features Canturf grass, pavers, two clotheslines, and a lemon tree. The front yard includes wicking garden beds, a new letterbox, and a lime tree. Two water storage tanks support garden maintenance.

The separate double garage at the rear is ideal for tradespeople, small businesses, car enthusiasts, or additional family recreation space. The carport holds two large cars, and off-street parking for four cars is available. Recent upgrades include new gutters and fascia's, a new automatic garage door, fresh paint throughout, and new roller blinds.

Additional features include 3-phase power with safety switches, filtered water throughout the house, and ceiling and underfloor insulation. Move in, unpack, and start living in comfort and style.

Convenience is at your doorstep with easy access to Kaleen shopping precinct, cafes, and multiple schools. Just minutes away, Radford College, The University of Canberra, Belconnen Town Centre, and North Canberra Hospital await your exploration.

Don't miss your chance to secure this exceptional property - where every detail is designed with your comfort and convenience in mind.

Features:

- 191.2m² Living space
- 630m² Block
- Carport 1: 24.18m²
- Carport 2: 14.40m²
- Garage: 50.16m²
- Four bedrooms with wall-to-wall wardrobes
- Two separate living areas
- Renovated bathrooms
- Egg shaped bath
- Floor to ceiling tiles
- Mirrors with recessed lights
- Newly tiled laundry
- 10kW solar power system
- New 410 litre Rheem hot water system timed for solar and off-peak usage
- 33m² Stratco merbau deck with roof and lighting
- Fully landscaped front & backyard

- Canturf grass
- Pavers
- Two clotheslines
- Lemon and lime trees
- Wicking garden beds
- New letterbox
- New double-glazed windows along the front and front door
- Ducted heating and air conditioning with zoning
- Renovated Kitchen
- Caesarstone benchtop and waterfall
- 90cm Ilve oven and gas cooktop
- 90cm wide sink
- Soft-close drawers
- Space for a double fridge
- Large kitchen cupboard with sliding doors in the hallway
- Linen cupboard and extensive hallway storage
- Quality wooden floorboards in the lounge and bedrooms, with vinyl tiles in the kitchen and living area
- Large separate garage suitable for tradesperson, small business, car enthusiast, or additional family space.
- Plumbing outlets to the garage for a future toilet and shower.
- Carport for two large cars and four off-street parking spaces
- New gutters and fascia's on house and garage
- Newly installed automatic garage door
- Freshly painted throughout with new roller blinds
- 3-phase power with safety switches
- Filtered water throughout the house
- Two water storage tanks for garden watering
- Ceiling and underfloor insulation
- Close to Kaleen shops and local schools