

**75 Tyrrell Circuit, Kaleen, ACT, 2617**



**House For Sale**

Friday, 27 September 2024

75 Tyrrell Circuit, Kaleen, ACT, 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Tim Russell

## A Place to call home

Tucked away in the friendly streets of Kaleen, this warm and inviting 4-bedroom ensuite home is definitely family ready. Set on a spacious 905m<sup>2</sup> block, it offers everything you need to settle in and feel right at home.

The cleverly extended family room which surrounds the kitchen has the heart of the house flowing beautifully from cozy living spaces to the comfortable bedrooms, creating a perfect balance of togetherness and privacy.

Step outside and you'll be greeted by the most delightful gardens- the green thumb in you will be wrapped. Whether you're watching the kids play or enjoying the company of friends, tucked behind the private front courtyard wall there is a covered entertaining area perfect for year-round gatherings.

There is ample parking with 2 driveways as well as a 2 car tandem garage and 2 carports. For those who love extra space, the versatile multi-purpose room adds a special touch. It could be your home office, hobby room, or even converted to a 5th bedroom if you choose.

This home is as practical as it is charming, with solar power and solar hot water to keep your energy costs low, and ducted reverse cycle air conditioning for year-round comfort. With so much space inside and out, and located close to local schools, parks, and shops, 75 Tyrrell Circuit is the perfect place for your family to grow, relax, and enjoy.

Looking to call Kaleen home?

Please speak with Tim Russell 0416087834 or Jackson White-Brettell 0421479376 for further information.

Features include:

- 905m<sup>2</sup> block
- North South orientation
- 4 bedrooms all with built in robes
- 2 car tandem garage + 2 Carports
- Ducted Reverse cycle air conditioning
- Solar PV
- Solar Hotwater
- Multi purpose room
- Extended to the rear
- 2 driveways
- Induction cooking

Rates: \$3,618 pa approx

Land Tax: \$5,629 pa approx

EER: 3.5

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