



16 Bingham Circuit, Kaleen

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## Tranquillity & Convenience

Located in the ever-popular suburb of Kaleen, and within walking distance of the local Primary school and shops, this 4-bedroom, 3-bathroom home has an abundance of features to impress.

Nestled in a quiet loop street on an 820sqm block the gardens are well established and maintained. While this provides excellent street appeal, the real feature is the peaceful and serene a rear garden which is a personal oasis providing excellent privacy and a place with a true connection to nature.

The three bathrooms, include 2 as ensuites and the other is the full main bathroom. All have been upgraded with modern fittings, and the main bedroom en-suite has under floor heating. This configuration provides a range of possibilities the first being that bed 2 off the entrance hall could be a study or home office with its own facilities. Another is the opportunity for a family member to have their own sanctuary.

The internal layout is a split-level design with a large comfortable living area with high ceilings, leading to a separate dining room next to the updated kitchen. The bedrooms are accessible off the entrance and main hallway. Three of them have built in wardrobes while the 4th provides an internal access to the fabulous conservatory.

### AUCTION

Sat 14th Mar @ 11:30AM

### VIEW

Wed 25th Feb @ 5:00PM - 5:30PM

### AGENTS

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### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 LJ Hooker

As for effective climate control, there is ducted gas heating and a separate evaporative cooling system. Other items include the retrofitted double glazing and the 6 panel solar array to help mitigate running costs.

This much-loved family home has been a sanctuary for the current owner for almost 30 years, but it has come time to leave and all you need to do is move in and enjoy. Make sure you attend one of the open homes or call for more details.

#### Features & Inclusions

- Modern downlights or track lighting throughout
- Updated kitchen with under-bench oven & electric cooktop and a dishwasher
- Renovated bathrooms and vanities
- 2 of Gas hot water service
- Rainwater tank on east side of home for the garden watering
- Another underground rainwater tank plumbed into bed 2 ensuite toilet
- Single metal garage with lighting and power
- North facing conservatory with slate floors opening out onto the rear garden
- 6 Panel Solar array
- Security screen to Kitchen window
- Established and private gardens with watering system
- Underfloor heating to main bedroom ensuite
- Heated towel rails to all bathrooms

Live within 15-minutes drive of:

- Belconnen Mall
- Calvary Hospital
- University of Canberra
- Radford College
- ANU
- Canberra City
- Westfield Belconnen
- Belconnen Markets
- Local Shopping Centre
- Kaleen Plaza
- A range of primary schools in the suburb
- The Inner North

#### Essential Data

Residence Size: 139.6 sqm

Sunroom: 20.79 sqm

Garage: 29.93 sqm

EER: 2.5

UCV: \$627,000

Block Size: 828 sqm

Rates: \$3,890 p.a.

Land Tax: \$7,566 p.a (investors only)

Built: 1978 (original)

NBN: Fibre to the Node (FTTN)

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## MORE DETAILS

Property ID HP0QAF8H  
Property Type House  
House Size 139 m2  
Land Area 828 m2  
EER 2.5  
Including Ducted Heating  
Evaporative Cooling  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Solar Panels

**Michael Wellsmore 0418 265 533**

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