

Kaleen, 7 Burnett Street

Exceptional Living With Incredible Views!

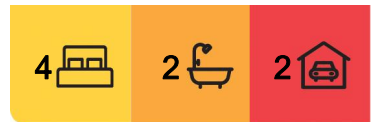
You will certainly be living life well here at this more than impressive four-bedroom ensuite family home, in arguably one of Kaleen's best streets —a residence of unparalleled quality.

This remarkable home stands proud on the high side of the street, framed by beautiful, landscaped gardens. Over 200m² of living space spread across two levels makes for ideal living for large and growing families.

Situated on an expansive 1,232m² parcel of land, with direct access to reserve land at the rear. An edible landscape with an impressive orchard with over 20 different kinds of fruit trees which, in addition to the numerous herbs in the garden, will keep your family supplied in marmalade, jam, coulis and tapenade for many, many months. This, coupled with the generously proportioned living spaces, makes this a property no less than the stuff of dreams.



Disclaimer: 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.



For Sale
\$1,425,000+

View
Sat 18th May @ 9:00AM - 9:30AM

Contact
Tim Russell
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Jackson White-Brettell
0421 479 376
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EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922

The home offers impeccable quality and attention to detail. Excellence in craftsmanship has been the mandate from the sellers in every part of the home where every detail within the property has been done with thought and care. Spotted gum flooring throughout and a Tasmanian blackwood kitchen add a touch of timeless sophistication and warmth adding to the lovely, homely feel that your new home brings.

Boasting incredible views, four bedrooms, a downstairs approved studio, a rumpus room, and an impressive amount of storage, are just a few of the fantastic features.

Equipped with a 6.6 kW solar system and battery, this home embraces sustainable living without compromising on luxury. Enjoy energy efficiency while reducing your carbon footprint. Living here costs less!

More than a house. This is a forever home, that will have you coming back to discover something new at every visit.

Looking to call Kaleen home?

Please speak with Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection.

Features include:

Multiple living areas

Breath-taking views

1232m2 block of land

Direct access to reserve land at the rear

Four bedrooms and ensuite

RC/AC stand alone units in 2 Bedrooms

Spotted gum flooring

Cheminee Philippe fireplace

Ducted zoned reverse-cycle air conditioning as well as individual units for economy.

Tasmanian blackwood kitchen

High-end appliances 900mm induction cooktop

Dual drawer dishwasher

6.6kw Solar system and battery

Beautifully landscaped gardens

An incredible amount of storage

Double garage with remote control and internal access to workshop and storage

Roller shutters on all ground floor windows.

Close to Kaleen Plaza, Belconnen, Dickson and Civic, and great schooling.

EER: 3.5

Rates: \$4,418 pa approx

Land Tax: \$6,608 pa approx

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More About this Property

Property ID	2FY8F9Q
Property Type	House
House Size	200 m ²
Land Area	1232 m ²
EER	3.5

Tim Russell 0416 087 834

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Upper Floor



Lower Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

7 Burnett Street, Kaleen

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