

1/4 Ashburton Circuit, Kaleen, ACT, 2617



House For Sale

Tuesday, 21 January 2025

1/4 Ashburton Circuit, Kaleen, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Tim Russell

It's a story book beginning.

Whether you're looking for a first home or looking to downsize, this brilliant spacious single-level Townhouse in the Birchwood complex is more than a boutique development - it's a storybook beginning to a life of comfort, style, and connection.

Imagine yourself in a home where timeless design meets thoughtful modern living, perfectly woven into the fabric of a vibrant and sought-after suburb.

Behind the front door of your new 3-bedroom ensuite retreat, you'll discover a world of possibility. With its standalone, single-level design, this home welcomes you with a sense of openness and warmth. The generous floor space of 166.7m² flows seamlessly, from the sunlit living areas to the tranquil courtyard-a private haven perfect for relaxing, having that morning coffee, or hosting intimate gatherings under the stars.

Every detail of this home has been crafted for both beauty and practicality. Cook up your culinary dreams in a kitchen adorned with sleek stone benchtops and stainless steel Bosch appliances, while the Rinnai instantaneous gas hot water and ducted gas heating keep your space perfectly comfortable year-round. The double garage with internal access is the cherry on top, offering convenience and security for all your adventures.

But Birchwood isn't just a home-it's a gateway to an enviable lifestyle. Picture your days spent exploring nearby parks and ovals, walking the kids to school, or enjoying the convenience of Belconnen Town Centre just moments away. With only five residences in the development, this is truly a rare gem that offers both community and exclusivity.

With its affordability, high-quality finishes, and unbeatable location, Birchwood is a rare opportunity waiting to be embraced. Don't wait - Write the next chapter of your life here, before someone else claims the story for themselves.

Looking to call Kaleen home?

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

Features include:

Three spacious bedrooms, including a master with a walk-in wardrobe and ensuite bathroom.

Separate study.

Modern kitchen with a walk-in pantry and gas cooking.

Reverse-cycle air conditioning and heating in the living room, plus ducted gas heating throughout for year-round comfort.

Double lock-up garage with internal and external access, featuring an oversized design and space for a workbench.

Freestanding single level townhouse with no shared walls for ultimate privacy.

Sunny north facing kitchen, living room and courtyard.

2000L water tank and a Colorbond garden shed for added functionality.

Professionally maintained body corporate gardens and lawns.

Extra-height Colorbond fences on the side boundary for enhanced privacy.

Great neighbours in a friendly and welcoming community.

Convenient location with a playground directly across the street, and a short walk to the newly upgraded Wakool Circuit playground and Coles.

Rates: \$2,753.58 pa approx

Land Tax: \$4,032.44 pa approx

Body Corporate: \$2,116 pa approx

EER: 6.0

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