

**31 Terewah Circuit, Kaleen, ACT, 2617**



**House For Sale**

Thursday, 24 October 2024

31 Terewah Circuit, Kaleen, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Tim Russell

## Delightful Home with Solar, Studio, and Garden Bliss to boot

There is no doubt this delightful 3-bedroom home will charm your socks off.

The home offers an enchanting entry via a foliage-covered veranda and sets the tone for this lovely home with a personality as individual as you are.

A warm and inviting atmosphere is the immediate feeling you get once you step inside, and a personality hard to find when looking for the perfect home. The house has an excellent flow from one space to the next, and an extended second living space gives versatility in the extra breakout living arrangements.

This is the sort of home that instantly feels like "the one", with warmth, character, and an immediate sense that you belong here. All year-round comfort is available with ducted gas heating and evaporative cooling, while energy efficiency is boosted by the high feed-in tariff solar system.

On a great sized 732m<sup>2</sup> block, the property boasts delightful gardens, perfect for enjoying outdoor living, while the fully self-contained studio, complete with bathroom and kitchenette, offers a versatile space for guests, work, or creative pursuits.

With schools, shops, and local amenities just moments away, 31 Terewah Circuit is just perfect! Don't miss out on this beautiful opportunity in the heart of Kaleen!

Looking to call Kaleen home? Please contact Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 470 376 for further information or a private inspection.

Features include:

Three great-sized bedrooms all with built-in robes

Renovated bathroom

Renovated Kitchen

Vynal plank flooring throughout

Evaporative cooling

Ducted Gas heating

732m<sup>2</sup> block

Surrounded by delightful easy care gardens

Solar PV System

Garage conversion to the ultimate studio fit-out

Rates: \$3,473.00 pa approx

Land Tax: \$6,043 pa approx

EER: 1.0

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