

31 Tyrrell Cct, Kaleen, ACT 2617

Leased - \$750

House 4 2 1



High tech, high end living with a classic timeless design.

High-tech, high-end, and classic individuality make this beautiful Kaleen home the ultimate in modern living with a classic edge.

Stand alone in its design and personality, the home is immediately appealing in both its aesthetic and also, it's brilliant location.

Large light filled living spaces adorn one side of this magnificent North facing single level home. Where it could be used as either a study, home office, guest bedroom, or hobby room. Complete with an incredible amount of heavy duty storage facilities, this is an outstanding addition to the property. Flanking the other side of the home are 3 further generous bedrooms all with re fitted built in robes. The main bedroom complete with an ensuite.

Offering two distinct living spaces, the formal lounge is very generous in its sizing. Additionally, the extended family room is just splendid, and flows off the large kitchen, with views toward the large rear garden. In the very heart of Kaleen with easy access to the beautiful St Michaels primary school literally 100 metres up the road, and in the catchment area for the ever-popular Kaleen Primary. Parklands, easy access to local shopping, transport and a wonderful community feel make this property one full of benefits not least of which is the wonderful location.

EER 0.5

Features include:

- ? 270L iHeat heat pump high efficiency hot water system.
- ? 10kW German engineered Enphase micro-inverter and SunPower array system.
- ? 8 Channel 6MP 6 x camera CCTV system with NDR/Hard Drive Cloud access via smartphone app
- ? Air touch 4 smartphone remote app/cloud climate control system - each room also has a thermostat, so it displays the set temperature
- ? Precise zoned temperature adjustment for each room individually.
- ? Front yard , low maintenance with front fencing for children to play and privacy.
- ? Multipurpose room/4th bedroom/home office/hobby room
- ? Refreshed bathroom, ensuite, toilet, mudroom and laundry flooring
- ? Crimsafe front and laundry security doors

Listed By

Ian McCubbin

Phone: (02) 6241 1922

Mobile: 0408 627 337

