






**1/40 Callabonna Street Kaleen ACT**

3  2  1 

Situated in a small development of six townhouses in popular Kaleen. Set over two levels, the three-bedroom plus ensuite home provides approximately 102sqm of living.

The kitchen is spacious and features Bosch stainless steel appliances, gas cooktop, stone benchtop and pantry. The bedrooms are on the upper level and are carpeted with tiled flooring throughout the kitchen and living areas downstairs. The master bedroom has a walk-through robe and ensuite with built-in-ropes in the other two bedrooms. Year-round comfort is assured with reverse cycle heating and cooling and there is a single car garage with internal access. A pergola and easy-care gardens provide for enjoyable outdoor living.

Property Features include:

**Building Size** : 102 sqm  
**View** : <https://www.seminaracoproperties.com.au/lease/act/belconnen/kaleen/residential/townhouse/7923250>



**Jess Abrahams**  
02 5105 5485

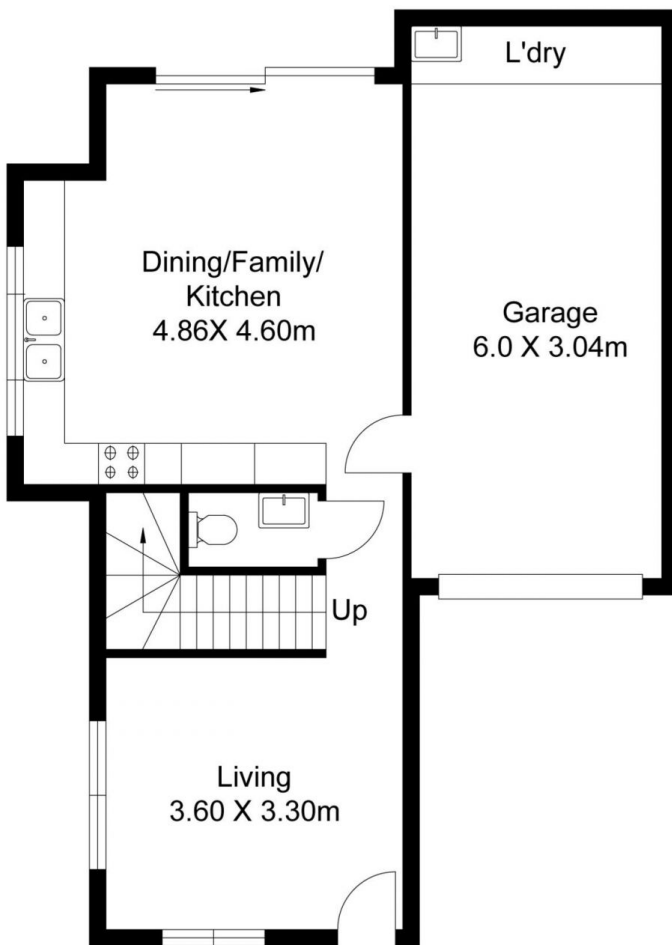


**Lou Seminara**  
02 5105 5485

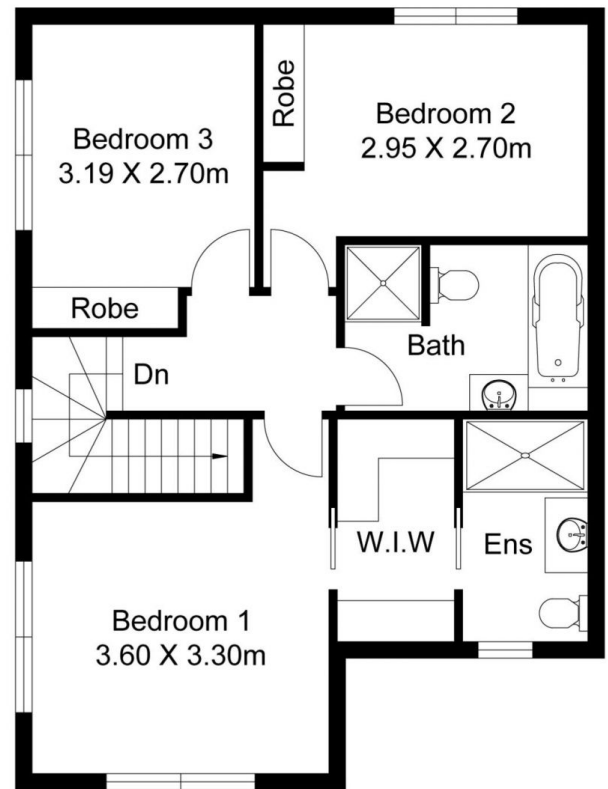
# 1/40 Callabonna Street, Kaleen



North



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. this plan is for illustrative purposes only and should be used as such by any prospective purchaser. the service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.