



Kaleen, 23 Moruya Circuit

Exquisite Family Home In Kaleen

Welcome to 23 Moruya Circuit, Kaleen, a stunning residence that has a unique design giving you so many versatile options! From the moment you step inside the four bedroom residence you will notice the style, space, and quality finishing's on offer in the ever-popular suburb of Kaleen.

Highly regarded for its wonderful community, quality greenspaces and amazing proximity to all points of the Canberra compass, there is a reason Kaleen is an ever-popular area.

This home is a fantastic opportunity and a must inspect, the perfect combination of a high-end residence, adaptable floorplan, and unbeatable location.

Features include:

- Generous bedrooms, all with built-in robes
- Master bedroom ensuite with heated floor, and towel rack



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.



5 3 2

For Lease
Please Call _____

View
ljhooker.com.au/2C7PFHK

Contact
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EER ★★★★★

LJ Hooker Canberra City
(02) 6249 7700

- Separate toilet downstairs
 - Separate laundry with access to the backyard
 - Split systems and ceiling fans installed
 - Covered outdoor deck area with kitchenette
 - Large backyard
 - Studio with separate bathroom and projector with screen
 - Double carport
 - Convenient location within easy access of schools, public transport, local and major shopping centers, sporting facilities, hospitals and the University of Canberra
- No current EER

This property complies with the minimum ceiling insulation standard.

Suburb Snapshot

Kaleen is a suburb in the Belconnen district of Canberra, located within the Australian Capital Territory, Australia. The suburb's name means 'water' in the language of the Wiradhuri Aboriginal tribe of the central west region of New South Wales. Kaleen was gazetted as a suburb on 15 January 1974. The streets are named after Australian rivers.

The suburb is next to Lyneham, Giralang, Lawson and Bruce. It is bordered by Baldwin Drive and Ginninderra Drive. It has several ovals; Kaleen North oval, Kaleen Enclosed oval, Kaleen District Playing Fields and Kaleen South oval, which play host to a number of sports, including soccer, cricket, and rugby. Unusually for a suburb, there are two small shopping centres in Kaleen, both bordering the main street of Maribyrnong Avenue. There is also a larger shopping centre near Kaleen's border with Giralang on Georgina Crescent.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf



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More About this Property

Property ID	2C7PFHK
Property Type	House
Including	Study Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes

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