



23 Tyrrell Circuit, Kaleen

## Seamless Living in a Prime Kaleen Location

This generous single-level four-bedroom home offers comfortable family living on a spacious block in the heart of Kaleen. Ideally positioned across from the local primary school and enjoying tranquil parkland views, it's also just a short walk to the high school and nearby playing fields.

The front of the property boasts low-maintenance gardens and ample off-street parking, including a single carport, side gate access, and a secure single lock-up garage. Inside, the home features classic Canberra design elements such as exposed brick, archways, and timber flooring, all flowing through bright and expansive living spaces.

### FEATURES:

- Four well-sized bedrooms, including a master with ensuite
- Family bathroom with separate bath and shower
- Two spacious living areas for flexible family living
- Functional kitchen with dual access and walk-in pantry
- Easy-care gardens front and back
- Single lock-up garage, carport, and an additional storage room
- Year-round comfort with evaporative cooling and ducted heating
- Please note: fireplace is non-operational and not for use

4 2 2

**FOR RENT**  
\$800 Per Week

**VIEW**  
Fri 17th Jul @ 12:00PM - 12:15PM

**AGENTS**  
Leasing Team  
0418 631 503  
leasingconsultant@ljbhelconnen.com.au

**AGENCY**  
LJ Hooker Belconnen  
(02) 6251 1477

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.



12 Month Lease

The property complies with the minimum ceiling insulation standard.

EER Unknown

#### TO INSPECT THIS PROPERTY

- 1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
- 2.Click on the BOOK INSPECTION button and choose your inspection time.
- 3.If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](https://belconnen.ljhooker.com.au) to Register.
- 4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

**PETS:** Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

#### Disclaimer

Information contained herein is gathered from external sources we consider to be reliable.

Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

#### MORE DETAILS

|               |             |
|---------------|-------------|
| Property ID   | HNV8FF8H    |
| Property Type | House       |
| Including     | Toilets (2) |

#### Leasing Team 0418 631 503

Property Investment Manager |  
[leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

#### LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617  
[belconnen.ljhooker.com.au](https://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)

