



Whitlam, 42 Klaus Moje Street

Exceptional Family Home

Welcome to a magnificent family home situated in Whitlam, this five bedroom residence must be experienced in person to be genuinely appreciated.

The home offers a large open plan kitchen with an immaculate stone island bench, and breakfast bar with ample storage, soft closing drawers and Smeg appliances, two separate living areas and a small study nook upstairs. Whether you need a cosy spot for family movie nights, or a casual space for everyday living, this home has it all. The layout promotes a seamless flow between these areas, ensuring that each space feels connected yet distinct. The five bedrooms are of a generous size, with two of the bedrooms having their own ensuites. You will be blown away by the abundance of storage this home has to offer.

Comfort is paramount, with double glazed windows and ducted heating and cooling ensuring a perfect indoor climate year-round. This system allows you to easily adjust the



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.



For Lease
Please Call

View
ljhooker.com.au/2BB5FHK

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EER ★★★★★

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temperature in different zones, providing personalised comfort for every member of the household.

A gorgeous, covered timber deck off the living space with built-in bench seat and easy care grounds with artificial grass makes this home different from the rest.

Features include:

- High ceilings (ground floor 2700mm, 1st floor 2550mm)
- Smeg Appliances
- 16.5kw Solar
- Large upstairs hallway
- Ample storage
- Stone benchtop
- Timber flooring
- Built-in robes
- Three walk-in robes
- Two ensuites
- Plantation Shutters
- Stone benchtop
- Study nook
- Dishwasher
- Security Cameras
- Double garage with internal access
- Covered alfresco
- Artificial grass
- Two hot water systems
- Double glazed windows
- Additional sound insulation

No current EER

This property does not comply with the current ceiling insulation standard and is required to 9 months from the lease sign date.

Suburb Snapshot

Whitlam enjoys a prime position in Canberra with easy access to Woden, Belconnen and the City . It is conveniently located near an array of quality educational institutions - both public and private and there are plenty of recreational options nearby too

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.



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More About this Property

Property ID	2BB5FHK
Property Type	House
Including	Study Dishwasher Floorboards Built-in-Robes

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