



## Kaleen, 46/112 Baldwin Drive

Stunning apartment living!

Auction | 6 pm Wednesday 17th July 2024 | In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Welcome to a beautifully renovated, spacious 3-bedroom ensuite apartment in the very popular Huntington Complex, nestled in the highly sought-after suburb of Kaleen. With very realistic vendors, this exceptional property is ready to become your new home.

Spacious open-plan living and dining areas are perfectly designed to cater to your modern lifestyle. With an amazing renovated kitchen as a centerpiece, you'll be cooking like a chef in no time. Top-of-the-line appliances and plenty of cupboards and bench space make this an awesome addition.

There are three great-sized bedrooms. The main bedroom is complete with a walk-through robe and a well-appointed ensuite.



**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.

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**For Sale**  
\$585,000 +

**View**  
[ljhooker.com.au/2G59F9Q](http://ljhooker.com.au/2G59F9Q)

**Contact**  
**Tim Russell**  
0416 087 834  
tim.russell@ljhooker.com.au  
**Jackson White-Brettell**  
0421 479 376  
jackson.white-brettell@ljhooker.com.au

EER

**LJ Hooker Kaleen**  
**(02) 6241 1922**

As a bonus there is a large balcony that adds another dimension to the property, allowing for a lovely indoor-outdoor flow.

With easy access to public transport, the convenience of a pool and gym at your doorstep, the university, and hospital are all nearby. Belconnen town centre is just a short drive away and Kaleen Plaza is only a short stroll around the corner. As well as vibrant local shops, cafes, and top-rated schools...the location is just stunning . . .Don't miss out!

Looking to call Kaleen Home? Please speak with Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection.

Features include:

3 bedrooms

Ensuite bathroom

Stunning renovated kitchen

Induction cooking

Integrated dishwasher

Reverse Cycle air conditioning in living areas and two bedrooms

Easy care vinyl plank flooring

Secure car space plus storage facility

Pool and gym in the complex

Crimsafe security doors

Balcony with timber tiling

LED downlights throughout

Spa bath in the ensuite

Recently renovated custom shelves in wardrobes.

Rates: \$2,112 pa approx

Land Tax: \$2,630 pa approx

Body Corporate: \$1,219.08 pq approx

EER: 4.0

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## More About this Property

<b>Property ID</b>	2G59F9Q
<b>Property Type</b>	Apartment
<b>House Size</b>	117 m <sup>2</sup>
<b>EER</b>	4

### Tim Russell 0416 087 834

Franchise Owner / Licensed Agent & Auctioneer ACT/NSW |

tim.russell@ljhooker.com.au

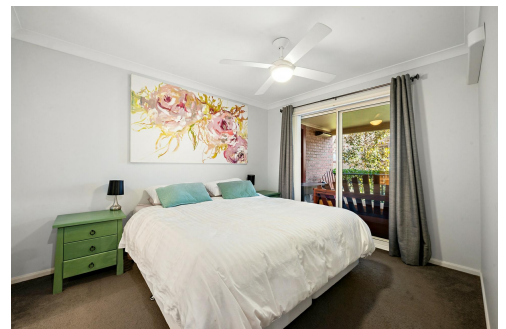
### Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | jackson.white-brettell@ljhooker.com.au

### LJ Hooker Kaleen (02) 6241 1922

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

46/112 Baldwin Drive, Kaleen

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