



## Kaleen, 11 Bingham Circuit

Your Future Starts Here!

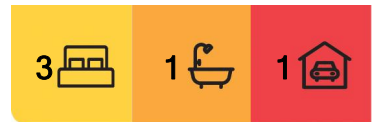
Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Step into the charm of 11 Bingham Circuit, Kaleen — an unrivaled property nestled in one of Belconnen's finest suburbs. Presenting a remarkable opportunity, this residence features a 3-bedroom home with a unique and spacious layout, situated on an impressive 842m2 block of land.

There are a myriad of opportunities to explore with this property and location. Renovate and expand the existing home, or as is becoming more and more popular in Kaleen, start anew by building your dream home right here in this well-established location. This is an ideal opportunity for a wide range of property buyers.



**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 Sale**  
Auction

**View**  
[ljhooker.com.au/2FYJF9Q](http://ljhooker.com.au/2FYJF9Q)

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

As it stands, the owner has made some recent improvements such as an updated kitchen and bathroom as well as recent carpet. It is certainly move-in ready right now!

A generous open block of this size also allows for dual occupancy under the new territory plan and adds yet another dimension to what can be done here.

Looking to call Kaleen Home? Our sellers are motivated and ready to meet the market come auction day. Join us at the next exhibition and make your interest known to avoid disappointment.

Connect with Tim Russell at 0416 086 834 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection

Features include:

Three bedrooms

Renovated bathroom, kitchen, new flooring, and repainted

Spacious 842m<sup>2</sup> block of land

Renovated bathroom

Updated kitchen

Recent carpet

Perfect North-South orientation

Single lock-up garage

Well-maintained and beautifully presented

EER: 2.0

Rates: \$3,544 pa approx

Land Tax: \$5,491 pa approx

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## More About this Property

<b>Property ID</b>	2FYJF9Q
<b>Property Type</b>	House
<b>House Size</b>	122 m <sup>2</sup>
<b>Land Area</b>	842 m <sup>2</sup>
<b>EER</b>	2

### Tim Russell 0416 087 834

Franchise Owner / Licensed Agent & Auctioneer ACT/NSW |  
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### Jackson White-Brettell 0421 479 376

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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.

11 Bingham Circuit, Kaleen

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