



Kaleen, 11 Nambucca Street

Prime Location, Perfect Family Living!

Auction to be held in rooms at 6pm Wednesday 11th September 2024 Ljhooker Canberra city Office. 182 City Walk Canberra City

Welcome to 11 Nambucca Street, Kaleen- step inside a warm and inviting family home that combines space and style all nestled amongst a fantastic family-oriented community.

This beautifully presented property provides everything you could want and more. Four great sized bedrooms, the main with ensuite bathroom. The main bathroom is stylishly renovated and the not so long ago renovated kitchen helps make living here easy.

With room to grow and play, it's a rare find that combines space, style, and the warmth of a true family home.

Boasting room for larger families, and generous light-filled living spaces that provide a more than comfortable ambiance for friends and family to relax.



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.

SOLD

4

2

1

For Sale
Auction

View
ljhooker.com.au/2GEXF9Q

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

EER

LJ Hooker Kaleen
(02) 6241 1922

In addition, there is a charming front courtyard for those quiet moments, a spacious 868m2 block, and stunning gardens that provide a picturesque backdrop for family gatherings and outdoor fun. With all the right ingredients, It is the perfect recipe for your place to call home

With ample parking and room to grow, this is the ideal place to start your next chapter. Don't let this lovely home slip away it's yours today!

On an expansive 868m2 block! Indeed, it's a perfect family home.

Looking to call Kaleen home?

What are you waiting for? Make this delightful family home your own.

Contact us today to arrange a viewing, and see why this home is a great reason to immerse yourself into the beautiful lifestyle that awaits here at 11 Nambucca Street Kaleen.

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:

4 generous bedrooms all with built-in robes

Ensuite bathroom to the main bedroom.

Ample secure and off-street parking

Northwest aspect of the rear

Ducted gas heating

Evaporative cooling

New carpet in the bedrooms

Large 868m2 block

Renovated main bathroom.

Separate dining room

Not so long ago renovated kitchen

Plenty of opportunity to improve on what is already this move-in-ready family home

Rates: \$3,580 pa approx

Land Tax: \$5,558 pa approx

EER: 1.0

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More About this Property

Property ID	2GEXF9Q
Property Type	House
House Size	121 m ²
Land Area	868 m ²
EER	1

Tim Russell 0416 087 834

Franchise Owner / Licensed Agent & Auctioneer ACT/NSW |
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