



## Kaleen, 13 Cloncurry Street

Space, Flexibility, and a Whole Lot of Heart.

It's the kind of place that feels like it's always been here - part of the street, part of the town, stitched into the everyday hum of life in Kaleen.

13 Cloncurry Street isn't fancy or fussy. It's real. Solid. A five bedroom, double ensuite family home made for long afternoons, noisy dinners, and quiet mornings where the sun finds its way through the curtains.

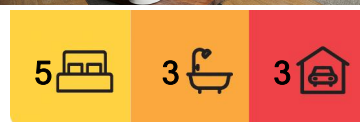
Walk to the shops. Ride your bike to the university. Get to the hospital in no time if you need to. Everything's close, but here, it still feels like you've got space to breathe.

There's a self-contained extension too - a big, easygoing sort of space. A massive living room, a huge bedroom.

Perfect for a grown-up kid not quite ready to leave, a grandparent who needs a little extra



**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/2GR8F9Q](http://ljhooker.com.au/2GR8F9Q)

**Contact**  
**Tim Russell**  
0416 087 834  
[tim.russell@ljhooker.com.au](mailto:tim.russell@ljhooker.com.au)  
**Jackson White-Brettell**  
0421 479 376  
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**EER** ★★★★★

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

care, or a place for mum and dad to escape to when the world gets too loud. It's private, separate, but still part of the beating heart of the home.

Out the back, there's a double garage as well as a carport - big enough for dreams, hobbies, or just a place to tinker and lose yourself for a few hours.

The place isn't shouting for attention. It's waiting for the right people to bring their noise, their love, their stories.

If you're looking to call Kaleen home. Please speak with Tim Russell at 0416 087 834 or Jackson White-Brettel at 0421 479 376

Features include:

5 bedrooms

2 ensuite bathrooms

Main bathroom with an accessibility conversion

Ventis heat exchange system

Ducted Gas heating

New Carpet

New paint

Beautifully presented

Double lock-up garage

Carport

Easy access to schools, the university, Belconnen property, and public transport

Roller Shutters on all front windows

Chair lift to front porch

Multiple living spaces inside and out

Self-contained attached studio/flat/parents' retreat

Solar PV System

2 hot water systems

A massive amount of off-street parking.

Rates: \$3,880 pa approx

Land Tax: \$6,115 pa approx

EER: 1.5

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## More About this Property

<b>Property ID</b>	2GR8F9Q
<b>Property Type</b>	House
<b>House Size</b>	269 m2
<b>Land Area</b>	972 m2
<b>EER</b>	1.5

### Tim Russell 0416 087 834

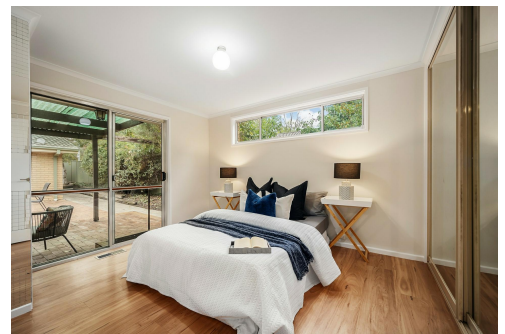
Franchise Owner / Sales Manager / Licensed Agent & Auctioneer ACT/NSW |  
tim.russell@ljhooker.com.au

### Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | Jackson.white-brettell@ljhkaleen.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.

13 Cloncurry Street, Kaleen

Produced by DIAKRIT