



Kaleen, 17 Callabonna Street

A Second Chance

Second chances don't come around very often, but luckily 17 Callabonna Street is available again after just a short time off the market due to a rapid change in the owners' needs. This gives you the opportunity to own one of Kaleen's hidden gems.

Located on a private, elevated corner block, this substantial private home is the perfect place for a large or growing family. With new carpet and a fresh coat of paint, the home is move-in ready, and still offers plenty of scope to add value and your own personal touches over time.

The rooms are exceptionally large and light-filled, and the multiple living areas give you freedom as to how you would like to set up your home. The separate self-contained studio downstairs is an ideal location for a home office, hobby room, guest room or teenager's retreat.



For Sale
\$1,190,000+

View
ljhooker.com.au/1HKM8SF92

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EER ★★★★★



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.

LJ Hooker Dickson
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The home is perfectly located just a few minutes' walk from the Kaleen shops and local bus stop, but positioned in a way that your street is still quiet, with a convenient footpath connecting you directly to the shops.

What's on offer:

- Large 4 bedroom family home
- Elevated position with great views
- Private and secure backyard
- Separate rumpus with kitchenette and bathroom
- Separate lounge, dining and family rooms
- Separate laundry
- Ducted reverse cycle air-conditioning with additional split systems
- Substantial storage throughout the home

Walk to:

- Kaleen shops
- Bus stop
- Pelican Playground
- Gidja Roost

Short drive/bus to:

- Belconnen Town Centre
- Gungahlin
- Canberra CBD

More About this Property

Property ID	1HKM8SF92
Property Type	House
House Size	225 m2
Land Area	808 m2
EER	1

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