



LJ Hooker



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18 Campaspe Circuit, Kaleen

## Effortless Family Living in an Exceptional Parkside Setting

Set directly opposite expansive parkland and playing fields, this beautifully presented family home offers a rare combination of space, privacy, and an outstanding central location. Showcasing timeless sophistication, the residence delivers an exceptional standard of comfort and flexibility, all within a relaxed garden sanctuary, yet just moments from everything Belconnen and the city have to offer.

Light-filled interiors are framed by large windows and elegant plantation shutters, enhancing the home's sense of warmth and openness. Multiple living zones cater effortlessly to families at every stage, with seamless flow from the formal lounge and dining at the front of the home through to the kitchen and casual meals area. A generous family or rumpus room at the rear provides an ideal space for everyday living and relaxed gatherings.

At the heart of the home, the alfresco entertaining area creates a true indoor-outdoor connection. Complete with outdoor heating and lighting, it is designed for year-round enjoyment and overlooks the established, landscaped gardens. The expansive backyard is a peaceful, park-like haven-perfect for children, entertaining, or simply unwinding in privacy.

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**FOR SALE**  
Auction

### AGENTS

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### AGENCY

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(02) 6251 1477

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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The accommodation wing is thoughtfully separated, with a master bedroom featuring built-in robes and a tastefully renovated ensuite with in-slab heating. Four additional bedrooms (four with built-in robes) are serviced by a modern main bathroom with bathtub and in-slab heating, while the fifth bedroom offers flexibility as a home office or guest room.

Practical features are equally impressive, including a double garage with internal access, a second driveway, and side access to the backyard-ideal for trailers, boats, or additional vehicles.

Despite the tranquil setting, the location is truly exceptional. Positioned opposite green open spaces, the home is only minutes from local schools, shops, Belconnen Town Centre, and Canberra's CBD, offering a lifestyle of convenience without compromise. Inspect and fall in love with this rare park-front family retreat.

#### Property Features

- Large, renovated family home opposite parkland
- Five bedrooms, four with built-in robes
- Renovated ensuite and modern main bathroom with bathtub and in slab heating
- Formal lounge and dining room
- Kitchen with stainless steel appliances and new oven
- Family / rumpus room
- Large renovated laundry / butler's pantry with extensive storage
- Plantation shutters throughout
- Ducted reverse cycle heating and cooling
- Alfresco entertaining with outdoor heating and lighting
- Double garage with internal access
- Second driveway with side access to backyard
- Garden and storage shed's
- Landscaped, established gardens

- Build Year: 1978
- Land Size: 1,064sqm
- Property Size: 240sqm | Living Area: 204sqm | Garage: 36sqm
- EER: 1.5
- Rates: \$3,683 p.a.
- Land Tax: \$7,128 p.a. (investors only)
- UV: \$633,000

#### Disclaimer:

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## MORE DETAILS

Property ID	HP0UEF8H
Property Type	House
House Size	240 m2
Land Area	1064 m2
EER	1.5

### **George Vlandis 0437 398 774**

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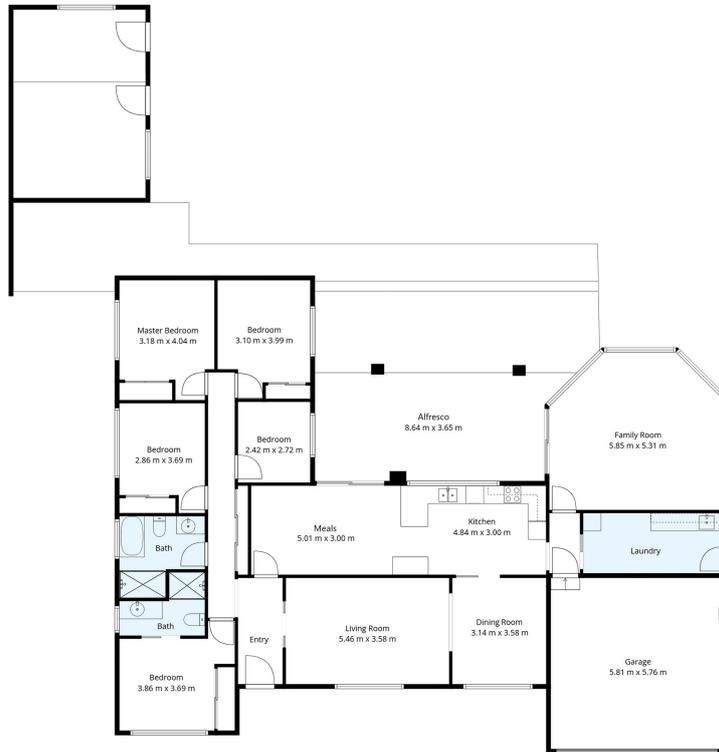
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*