



19 Pokana Circuit, Kaleen

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## A Rare Opportunity in One of Kaleen's Finest Streets

Set on an expansive 979m<sup>2</sup> block in one of Kaleen's most tightly held streets, 19 Pokana Circuit presents a standout opportunity for homeowners, families, and future-focused buyers alike. The existing three-bedroom home is maintained in impeccable condition, offering immediate comfort while also opening the door to exciting long-term potential.

Enjoy a peaceful, family-friendly location surrounded by quality homes, established gardens, and a strong sense of community. Kaleen is prized for its proximity to local schools, shops, parklands, and walking trails, with easy access to Belconnen Town Centre, major arterial roads, and the city beyond.

Whether you choose to move in and enjoy the home as is, renovate over time, or explore the potential to build a brand-new residence in this premium setting (subject to approvals), opportunities like this in such a sought-after street are increasingly rare.

A generous block, an exceptional location, and endless future possibilities make this a truly compelling offering.

**FOR SALE**  
Auction

### AGENTS

Tim Russell  
0416 087 834  
[tim.russell@ljhooker.com.au](mailto:tim.russell@ljhooker.com.au)

Jackson White-Brettell  
0421 479 376  
[Jackson.white-brettell@ljhkaleen.com.au](mailto:Jackson.white-brettell@ljhkaleen.com.au)

### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

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

Looking to call Kaleen home? Please speak with Tim Russell 0416087834 or Jackson White-Brettell 0421479376 for further information or a private inspection.

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Property Info:

Rates: \$3,976 pa approx

Land Tax: \$6,295 pa approx

EER: 1

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Features include:

8 Panel solar system

979m2 Block

Immaculately maintained 3 bedroom home

Close proximity to schools shops and amenities

Canberra University only moments away

Renovated Kitchen and Bathroom

## MORE DETAILS

Property ID	2GYSF9Q
Property Type	House
House Size	120 m2
Land Area	979 m2
EER	1

### Tim Russell 0416 087 834

Franchise Owner / Sales Manager / Licensed Agent & Auctioneer  
ACT/NSW | [tim.russell@ljhooker.com.au](mailto:tim.russell@ljhooker.com.au)

### Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | [Jackson.white-brettell@ljhkaleen.com.au](mailto:Jackson.white-brettell@ljhkaleen.com.au)

### LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617  
[kaleen.ljhooker.com.au](http://kaleen.ljhooker.com.au) | [kaleen@ljhooker.com.au](mailto:kaleen@ljhooker.com.au)





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.

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