



## Kaleen, 19 Whalan Place

Versatile Family Living for Work, Play, and Everything in Between!

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

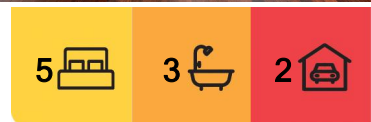
Welcome to 19 Whalan Place, tucked away at the end of a peaceful cul-de-sac in the heart of Kaleen. This exceptional home offers an abundance of space, perfect for large families, and is designed to cater to every lifestyle need with elegance and functionality.

Boasting five generous bedrooms, 2 ensuites, and a beautifully renovated bathroom, this home provides ample room for family members to enjoy their own private retreats.

The huge gourmet kitchen is a chef's dream, featuring top-of-the-line appliances and expansive countertops, perfect for preparing meals and entertaining guests. Multiple expansive Living areas, both inside and out, surround this space offering plenty of options for relaxation and family gatherings. Complete with a built-in surround sound speaker



**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.



**Auction**  
Wed 17th Jul @ 6:00PM

**View**  
By Appointment

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

**EER** ★★☆☆☆☆

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

system, perfect for movie nights and music lovers this incredible home is set to enhance your senses.

Stunning Jarrah hardwood floors flow seamlessly throughout the home, adding a touch of sophistication and bring the home together beautifully.

The large covered outdoor area is an entertainer's paradise, complete with a built-in barbecue and a fantastic wood-fired pizza oven, you are going to love it!

Ideal for hosting unforgettable get-togethers. There's plenty of room for the kids to kick about as well on the break-out lawn areas with extra seating and relation options where reading a book or having an afternoon snooze is a must!

With a multitude of options for home office spaces, working from home has never been more convenient or comfortable. A den at the front of the home adds the opportunity to have a home business with direct east access to the front of the home through a secure automatic roller shutter.

If you are looking for a room for your vehicles, the property includes gated parking for two cars, plus additional space for a caravan or boat to the side of the home. There are also two large storage sheds are sited to the rear of the home, conveniently catering to all your storage needs.

Located in a quiet family-friendly neighbourhood, 19 Whalan Place offers a tranquil escape while being conveniently close to local amenities, schools, and parks. This home is more than just a place to live —it's a lifestyle.

Don't miss the opportunity to make this exceptional property your new home. Experience the perfect blend of luxury, comfort, and convenience at 19 Whalan Place, Kaleen. Contact us today to arrange a private viewing and take the first step towards your dream home!

Looking to call Kaleen Home? 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:

- Situated at the end of a peaceful cul-de-sac in Kaleen, providing a tranquil escape.
- Huge gourmet kitchen with top-of-the-line appliances and expansive countertops.
- Built-in surround sound speaker system for movie nights and music lovers.
- Stunning Jarrah hardwood floors throughout the home.
- Large covered outdoor space with a built-in barbecue and wood-fired pizza oven.
- Close to local Gwydir Square shops, schools, and amenities.

Rates: \$3,618 pa approx

Land Tax: \$5,629 pa approx

EER: 2.0

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## More About this Property

<b>Property ID</b>	2G4VF9Q
<b>Property Type</b>	House
<b>House Size</b>	230 m <sup>2</sup>
<b>Land Area</b>	900 m <sup>2</sup>
<b>EER</b>	2

### Tim Russell 0416 087 834

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

### Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | jackson.white-brettell@ljhooker.com.au

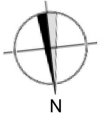
### LJ Hooker Kaleen (02) 6241 1922

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Ground Floor



First Floor

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.

19 Whalan Place, Kaleen

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