



2 Wakool Circuit, Kaleen

## Designed for Living, Built for Family

At 2 Wakool Circuit, there's a feeling you can't quite put your finger on at first - there's a quiet confidence about the place - a sense of care and quality that you notice straight away.

Set upon a generous 1045m<sup>2</sup> block, it stands proud among lush, established gardens, creating a peaceful setting that's immediately welcoming. This is a place you will be proud to call home.

With only one owner over the course of its life, you can be sure this home has been loved. The home itself offers four bedrooms, including an ensuite. It's an intuitive layout that makes daily life flow naturally. Laughter has been carried easily from room to room over the course of its life. It's easy to feel the love that has filled the home over the years as you make your way across this wonderful property.

Beautifully presented and wonderfully positioned, it's the kind of home that simply feels right - a place to settle, grow, and enjoy the best of family living.

This isn't just a house. It's a story waiting for its next chapter.

Looking to call Kaleen Home?

4 2 4

### FOR SALE

By Negotiation

### VIEW

Thu 19th Feb @ 4:45PM - 5:15PM

### AGENTS

Tim Russell  
0416 087 834  
tim.russell@ljhooker.com.au

Jackson White-Brettell  
0421 479 376  
jackson.white-brettell@ljkaleen.com.au

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

Please speak with Tim Russell 0416 087 834 or Jackson White-Brettell 0421 479 376 for further information or a private inspection.

Features include:

Large 4-bedroom ensuite family home  
1045 m2 block of land  
2 spacious living areas  
Outdoor deck with retractable awning  
Covered outdoor entertaining space.  
Beautifully landscaped gardens  
6.6 Kw of solar  
Infinity gas hot water  
Alarm system  
Security camera system  
Veri sheer blinds throughout  
Pull down exterior awnings  
Ducted reverse cycle air conditioning

Rates: \$3852 pa approx.

Land Tax: \$6063 pa approx.

EER: 1

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.



## MORE DETAILS

Property ID	2GWUF9Q
Property Type	House
Land Area	1045 m2
EER	1
Including	Dishwasher

### 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

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