



## Kaleen, 2 Wyola Place

### Looking For Space?

This is a substantial and versatile opportunity, nestled in one of Kaleen's most peaceful cul-de-sacs. This impressive property offers a unique combination of space, flexibility, and functionality, ideal for large or extended families, multigenerational living, or those seeking a property with additional rental or guest accommodation options.

Upon entry you are greeted with a more than spacious living/dining area that seamlessly connects to the sunroom, and a well-appointed kitchen. The kitchen features ample bench and storage space with gas cooking, electric oven and a large pantry. 3 bedrooms are located off the living area, two of which include built-in robes. One of these bedrooms can also be used as a study - perfect for working from home or as a kids' homework zone. The downstairs bathroom features a separate bath and shower, separate toilet and separate laundry complete the functionality of the lower floor.

Upstairs, a private retreat offers an additional three bedrooms, all generously sized and



**For Sale**  
Auction

**View**  
[ljhooker.com.au/2DGBFHK](http://ljhooker.com.au/2DGBFHK)

**Contact**  
**Andrew Grenfell**  
0424 858 529  
[andrew.grenfell@ljhdickson.com.au](mailto:andrew.grenfell@ljhdickson.com.au)

**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700



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filled with natural light. This level also includes its own bathroom and separate toilet, making it an ideal space for teenagers, guests, or extended family seeking privacy and independence within the home.

Adding to the home's versatility is a fully self-contained studio located separately on the property. Complete with its own drive way and entrance, the studio includes a large bedroom, combined bathroom/laundry, compact kitchen with electric oven, and sink/bench space. This space is perfect as a rental opportunity, guest house, or independent accommodation for older family members.

Other features include a lock-up garage with internal access, large storage shed/garden shed, multiple living areas, and a layout designed to suit the dynamic needs of modern families. Positioned on a low-maintenance block in a quiet, leafy street, the home is just moments from Kaleen's popular local shops (800m away —11-minute walk), schools, sports facilities, and public transport options. It's also within easy reach of Belconnen Town Centre, the University of Canberra, and major arterial roads for convenient commuting.

This is an opportunity to secure a flexible and expansive home in the heart of Kaleen. With so much to offer, 2 Wyola Place is a must-see for families, investors, and anyone seeking generous space and lifestyle flexibility.

Internal lower level 185.10m<sup>2</sup>

Internal Upper level: 52.9m<sup>2</sup>

Garage :18m<sup>2</sup>

Total living: 256.3m<sup>2</sup>

Block: 688m<sup>2</sup>

EER 0.5 Stars

#### Features:

- 6 spacious bedrooms + a study/extra bedroom.
  - 3 bathrooms
  - Large, open living area
  - Wooden floors throughout
  - Gas cooking
  - Electric oven
  - Large Pantry
  - Gas heating unit in living
  - Bright and airy sunroom
  - Downstairs bathroom with bath
  - Downstairs separate toilet
  - Laundry with external access and storage
  - Multiple living zones across three levels
  - Separate and private accommodation ideal for multigenerational families
  - Large storage shed/garden shed
  - Quiet cul-de-sac location in a sought-after Kaleen pocket
  - Close to the local shops —800m away —11 min walk.
  - Close to quality schools including St Michaels Catholic Primary School, Kaleen Primary School & Maribyrnong Primary School
- and playing fields.



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- Short drive to Belconnen Town Centre and University of Canberra
- Convenient access to public transport and major roads
- Lock-up garage with internal access

Studio features:

- Large bedroom
- Private entry
- Combined bathroom/laundry
- Kitchenette
- Ideal for guests, rental income, or independent living

Rates: \$3,414 per annum

Land Tax: \$5,918 per annum ( only if rented )

## More About this Property

Property ID	2DGBFHK
Property Type	House
EER	0.5

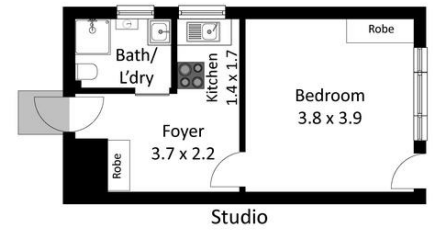
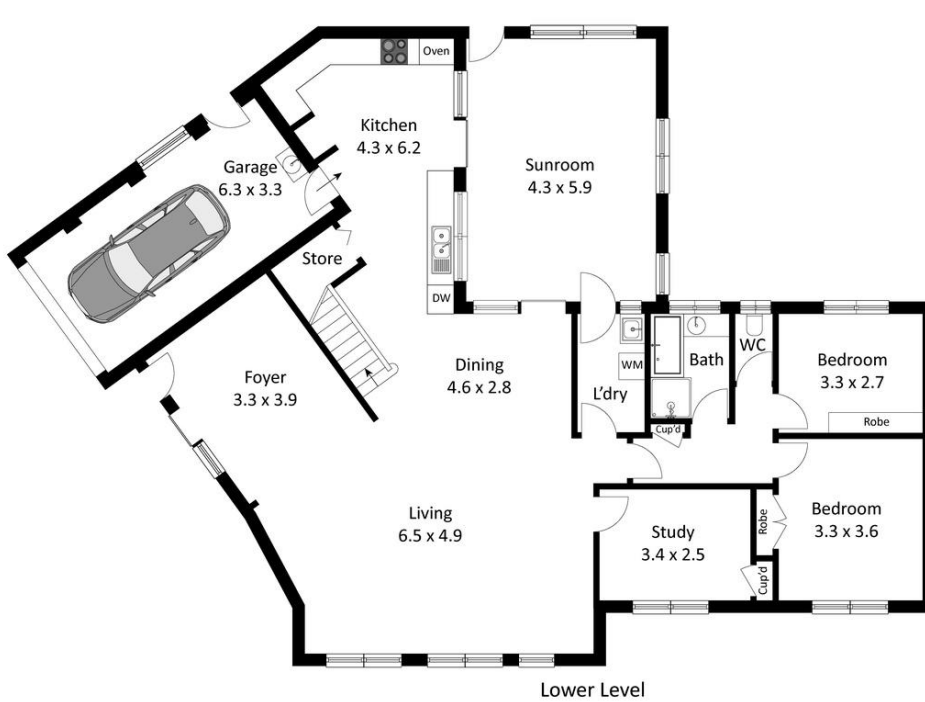
**Andrew Grenfell 0424 858 529**

ACT Licensed Agent | [andrew.grenfell@ljhdickson.com.au](mailto:andrew.grenfell@ljhdickson.com.au)

**LJ Hooker Canberra City (02) 6249 7700**

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)





Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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