



20 Mortlock Circuit, Kaleen

4 3 4

## A Substantial Family Home Awaiting Renovation

Positioned on a quiet loop street, this classic 1970s Kaleen home offers excellent bones and more than 230 m<sup>2</sup> of living space that is ideal for those ready to personalise and renovate.

Spanning two levels, the upper floor features four bedrooms, two bathrooms, a large split-level lounge and dining area, plus a generous kitchen-family room. The lower level includes a rumpus room with ensuite perfect as a teenage retreat, abundant under-house storage, a double remote garage with internal access, and a large tandem carport.

Conveniently located moments from Kaleen Shops with easy access to the City and Belconnen, this property is a rare opportunity. Don't miss the next open home - or call today to arrange a private inspection.

Property details:  
Upper Level: 194.86m<sup>2</sup>  
Lower Level: 42.47m<sup>2</sup>  
Total Living: 237m<sup>2</sup>  
Garage: 45.53m<sup>2</sup>  
Block size: 788m<sup>2</sup>

**FOR SALE**  
Auction

### AGENTS

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### AGENCY

LJ Hooker Woden | Weston  
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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

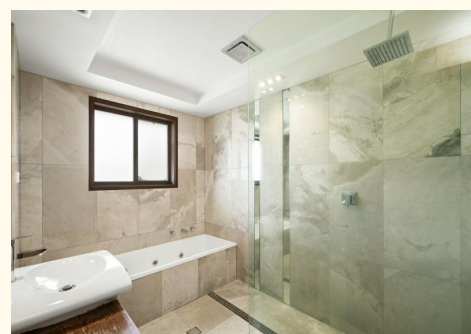
Property features  
Generous kitchen family room  
Electric oven & cooktop  
Large split level dining and lounge room  
Renovated bathrooms with floor to ceiling tiling  
Spa bath in main bathroom  
Rumpus room on the lower level perfect for a teenage retreat  
Timber floors  
Ducted heating and cooling  
Split system air conditioning units  
Double garage with internal access  
Tandem carport with remote roller door  
Generous under house storage  
North orientation to the rear

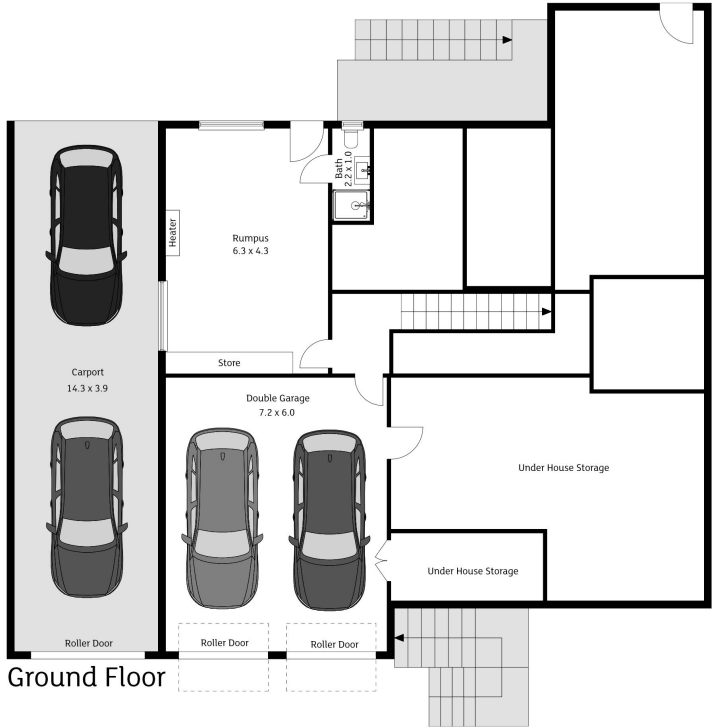
## MORE DETAILS

Property ID	JGXH5W
Property Type	House
House Size	237 m2
Land Area	788 m2
EER	0.5

**Andy Greenberger 0400 819 650**  
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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