



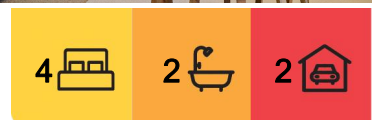
Kaleen, 23 Maranoa Street

Prime Parkside Perfection!

Positioned in a peaceful loop street, just moments from the Kaleen shops, this impressive 4-bedroom, 2.5-bathroom home offers a perfect blend of space, comfort, and convenience for family living. Brimming with natural light, the generous living area, updated kitchen, and well-proportioned bedrooms set the scene for an ideal lifestyle.

The well-designed kitchen boasts ample storage, a double sink, and expansive bench space, flowing effortlessly into a bright meals area overlooking the backyard. The spacious, light-filled living room sits at the front of the home, perfect for relaxed family gatherings.

Thoughtful design places the bedrooms away from the main living area, ensuring privacy and quiet. The spacious main retreat features a large ensuite with a spa bath, while two of the three additional bedrooms include built-in robes.



For Sale

Auction 20/11/2024

View

ljhooker.com.au/1HKM4QF92

Contact

Stephen Bunday

0416 014 431

stephen.bunday@ljhdickson.com.au

Brenden Mowat

0430 403 801

brenden.mowat@ljhdickson.com.au

EER ★★★★★



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.

LJ Hooker Dickson
(02) 6257 2111

With ducted gas heating, evaporative cooling, and a reverse-cycle split system, year-round comfort is a given. There is ample storage throughout, a separate toilet for added convenience and external awnings improve energy efficiency, particularly during warmer months.

Outside, a generous patio and covered entertaining area with a built-in BBQ set the scene for unforgettable gatherings with family and friends. The secure, fully fenced yard offers a safe haven for kids and pets, with the added bonus of adjoining parkland just steps away for endless outdoor adventures.

The massive double brick garage, complete with workshop space, and a convenient toilet and sink, offers exceptional versatility for hobbies, storage, or additional entertaining needs.

Located close to Kaleen shops, local schools, public transport, and ovals, with Belconnen Town Centre, Calvary Hospital, the University of Canberra, and sporting facilities just minutes away, this home combines lifestyle, location, and effortless family living.

At a glance;

- Updated kitchen with ample storage and bench space
- Bright, spacious living area
- Separate dining area overlooking backyard
- Large main retreat with spa ensuite
- Ducted gas heating
- Evaporative cooling
- Reverse-cycle air-conditioning
- Awnings on windows
- Covered patio
- Built-in BBQ
- Secure, fully fenced yard
- Double brick garage with workshop, toilet and sink
- Siding parkland
- Within a 6-minute walk to the Kaleen Shops
- Within a 10-minute drive to the Belconnen Town Centre
- In the catchment for Maribyrong Primary School, UC High School and UC Secondary College

More About this Property

Property ID	1HKM4QF92
Property Type	House
House Size	169 m ²
Land Area	758 m ²
EER	1.5
Including	Air Conditioning Ducted Heating Dishwasher Built-in-Robes Remote Garage

Stephen Bunday 0416 014 431

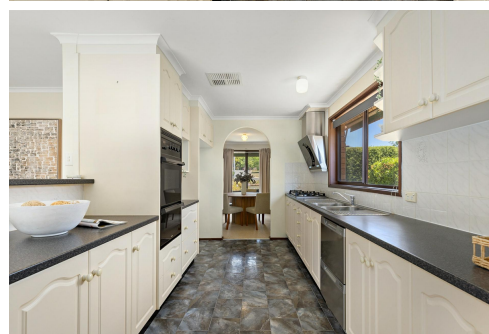
Franchise Owner, Licensed Agent & Auctioneer ACT/NSW |
stephen.bunday@ljhdickson.com.au

Brenden Mowat 0430 403 801

Sales Associate to Stephen Bunday and Licensed Agent |
brenden.mowat@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au



LJ Hooker Dickson
(02) 6257 2111

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.



23 Maranoa Street , Kaleen

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.

Produced by DIAKRIT