



3 Wakool Circuit, Kaleen

Room for the Whole Family - Inside and Out

Going to Auction on Wednesday the 8th of April at 6:00pm In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Set on a generous 805m² block, this impressive north-facing four-bedroom ensuite home offers a lovely blend of warmth, functionality and timeless appeal for growing families.

Designed for modern family living, the home boasts two generous living areas, giving everyone room to spread out and enjoy. The massive family room is particularly impressive, with an extended open-plan space that flows seamlessly beyond the large renovated kitchen - creating a substantial light-filled hub for everyday living and entertaining.

Whether it's family dinners, weekend gatherings or simply relaxing at the end of the day, this expansive area delivers space in abundance.

Large windows throughout flood the interiors with natural light, enhancing the sense of openness and warmth across the entire home, and all of this, anchored together beautifully by hard wood floors that flow throughout.

4  2  2 

AUCTION

Wed 8th Apr @ 6:00PM

VIEW

Sat 4th Apr @ 10:45AM - 11:15AM

AGENTS

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

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

AGENCY

LJ Hooker Kaleen
(02) 6241 1922

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**

The four well-proportioned bedrooms provide comfortable accommodation for families of all sizes, with the master suite complete with its own private ensuite for added convenience.

Beautifully positioned on a quiet loop street, the home offers plenty of room for children to play, pets to roam all set within a peaceful and highly sought-after Kaleen location short walking distance to local cafes, shops, primary and high schools.

Homes of this size, quality and condition are tightly held - and this one will not last long. Secure your inspection, finalise your plans, and be ready to bid - because when the hammer falls, this opportunity could be gone.

Looking to call Kaleen home? Please speak with Tim Russell 0416087834 or Jackson White Brettell 0421479376 for further information or a private inspection.

Features include:

4 bedrooms

Ensuite bathroom to generous main bedroom

805m² of land

Solar Panel System

Ducted Gas Heating

Evaporative cooling

Renovated Kitchen

Hardwood timber floors

Covered Outdoor Entertaining Area

Easy care secure garden

Secure carparking for 2 cars

Property Info:

Rates: \$3,973 pa approx.

Land Tax: \$6,288 pa approx.

EER:1.5

House size 183m² approx.

Garage 36m² approx.

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EER 

MORE DETAILS

Property ID 2H0WF9Q
Property Type House
House Size 133 m2
Land Area 805 m2
EER 1.5
Including Dishwasher
Water Tank

Tim Russell 0416 087 834

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

Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | Jackson.white-brettell@ljhkaleen.com.au

LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617
kaleen.ljhooker.com.au | kaleen@ljhooker.com.au



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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.

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