



3 Wakool Circuit, Kaleen

## Room for the Whole Family - Inside and Out

Set on a generous 805m 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.

The four well-proportioned bedrooms provide comfortable accommodation for families of all sizes, with the master suite

4 2 2

### FOR SALE

\$1,195,000+

### AGENTS

Tim Russell  
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Jackson White-Brettell  
0421 479 376  
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### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



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 |

### **Tim Russell 0416 087 834**

Franchise Owner / Sales Manager / Licensed Agent & Auctioneer  
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### **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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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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