

30 Callabonna Street, Kaleen

## Exceptional value: 900+sq/m block 250m from Kaleen shopping center!

Situated within 300m of Kaleen Shopping Centre, 30 Callabonna Street is a North-west facing split level home.

Built in 1977, the home is in original condition and includes three-bedrooms, ensuite and a large formal living and dining room, separate family room and a wraparound kitchen.




The kitchen includes a gas cooktop, electric oven, stone bench tops and plenty of cupboard space.

The main appeal for this property is the 912sq/m block and an unimproved value of \$654,000; but what's the true value of a block this size?

Zoning: RZ2

This is exceptional value.

NBN: ftn.

3  2  2 

**FOR SALE**  
\$899,000+

**VIEW**  
By Appointment

**AGENTS**  
Jeff Shortland  
0417 483 627  
jeff.shortland@ljhooker.com.au

Julian Parmeter  
0415 377 225  
jparmeter@ljhgungahlin.com.au

**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

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**

If you would like to inspect:

please call Jeff Shortland on 0417 483 627

Or Julian Parmeter on 0415 377 225

30 Callabonna In brief:

- Freestanding brick veneer home
- Three bedrooms
- Ensuite
- Combined formal living/dining
- Separate meals area
- Wrap-around kitchen
- Gas cooktop & electric oven
- Standalone double garage
- Ducted RCAC
- Continuous gas hot water
- 153sq/m of living
- 52sq/m garage
- Total under roof 205sq/m
- 912 sq/m block
- Construction 1977
- Aspect NW facing
- 300m to Kaleen Shopping Centre & public transport
- 4.1km to Belconnen Mall

General:

- Rates approximately \$3900pa
- Land tax approximately \$7500pa (investors only)
- UV \$654,000
- EER 2.0

## MORE DETAILS

Property ID	36GFGCY
Property Type	House
House Size	180 m2
Land Area	913 m2
EER	2

**Jeff Shortland 0417 483 627**

Licensed Agent | [jeff.shortland@ljhooker.com.au](mailto:jeff.shortland@ljhooker.com.au)

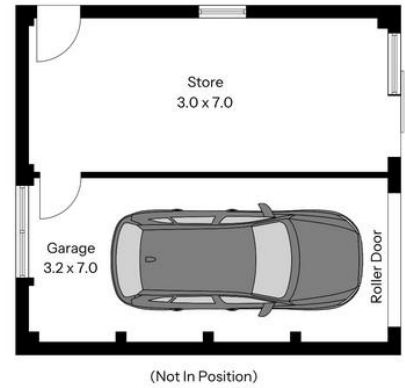
**Julian Parmeter 0415 377 225**

| [jparmeter@ljhgungahlin.com.au](mailto:jparmeter@ljhgungahlin.com.au)

**LJ Hooker Gungahlin (02) 6213 3999**

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNG AHLIN ACT 2912  
[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)





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.

30 Callabonna Street, Kaleen

 LJ Hooker

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