



Kaleen, 30 Florentine Circuit

Discover Your Dream Home at 30 Florentine Circuit, Kaleen!

Auction to be held in rooms at 6pm Wednesday 14th August 2024 Ljhooker Canberra city Office.182 City Walk Canberra City

Welcome to 30 Florentine Circuit, where classic elegance meets family comfort. This stunning 4-bedroom + study home is more than just a place to live, it's a lifestyle upgrade waiting for you.

Four generous bedrooms make up the living quarters along with a designated home office, easily converted to a bedroom if you choose, and in addition designated study/multi-purpose room. All are adding to the excellent level of utility.

A more than generous lounge room provides an excellent family dimension to the property and is sure to impress, making the home that much more appealing.



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.

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For Sale
Auction

View
ljhooker.com.au/2GDYF9Q

Contact
Tim Russell
0416 087 834
tim.russell@ljhooker.com.au
Jackson White-Brettell
0421 479 376
Jackson.white-brettell@ljhkaleen.com.au

EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922

The multi-purpose room currently set up as a study would be ideal for a home gym, media room, or kids' play area, this flexible space adapts to your needs.

With some fresh updates that will have you enjoying the feel of brand-new carpet underfoot and freshly painted walls that create a bright, inviting atmosphere throughout. Along with new blinds throughout the home is move-in ready right now!

You can offset your energy bills here as well with a significant solar array that helps reign in the cost of living as well as a large water tank to capture valuable rainwater! Fantastic!

Beautifully positioned on an expansive 953m² block of land. This large, sweeping block means there's ample space for outdoor activities, gardening, and entertaining. This is a prime location in the very heart of Kaleen, with open serene parkland right across the road, along with playing fields a short stroll away, you'll love the lifestyle convenience options right at your doorstep. Your furry friends will love the open space as well.

Waking up to the sound of birdsong, enjoying your morning coffee in one of the many sunlit living spaces, and spending weekends exploring the nearby parks. At 30 Florentine Circuit, every day feels like a retreat.

Looking to call Kaleen home?

What are you waiting for? Don't miss your chance to make this beautiful house your forever home. Contact us today to arrange a viewing and experience the charm and comfort of 30 Florentine Circuit, Kaleen. Your beautiful new place to call home awaits!

Please speak with Tim Russell at 0416 087 834 or Jackson White -Brettell at 0421 479 376 for further information or a private inspection.

Features include:

4 bedrooms + study + multi-purpose room

Large over-height double carport perfect for extra-height vehicles if you need it

A secure, large, powered, and enclosed storage area attached to the double-carport

North-facing property capturing solar warmth and providing a bright outlook

Off-street parking

Ducted Gas heating

Evaporative cooling

New Carpet throughout

New Blinds throughout

New Paint throughout

Crim safe doors

953m² block

Parkland opposite

Significant solar array of 28 panels to offset energy costs

Renovated ensuite Bathroom

Back to base capable alarm system

Private and Peaceful backyard

Easy care landscaped grounds

Large, secure garden shed



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Large rain-water tank
Digital in-ground watering system
Located right in the heart of Kaleen.

Rates: \$3,618 pa approx
Land Tax: \$5,629 pa approx
EER: 3.5

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More About this Property

Property ID	2GDYF9Q
Property Type	House
House Size	190 m ²
Land Area	953 m ²

Tim Russell 0416 087 834

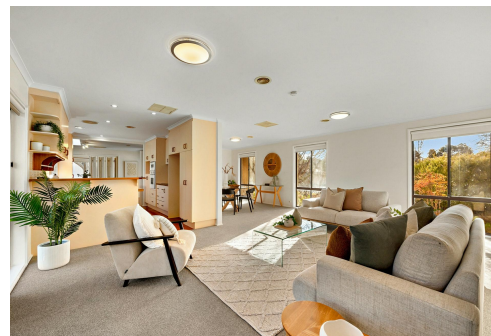
Franchise Owner / Licensed Agent & Auctioneer ACT/NSW |
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

30 Florentine Circuit, Kaleen

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