



31 Tyrrell Circuit, Kaleen

The best of modern living with a classic timeless design.

There are homes that whisper gently of comfort and familiarity, and then there are homes that speak - confidently, clearly - of excellence. This beautiful residence in Kaleen does both. It is a masterclass in high-tech sophistication, draped wrapped in the warmth of timeless design and classic individuality.

Here, the art of modern living has been perfected. The hum of quiet technology, the soft light filtering through broad windows, and the effortless way this home connects with both its surroundings and the simple pleasures of life - all combine to create something rare. A place of belonging.

The current owners, have poured heart and soul into every detail. Not a corner has been neglected, nor a choice made without purpose. Their renovations are not mere upgrades - they are enhancements that honour the original architectural beauty, while lifting it gently into a new era. The result is a four bedroom ensuite home that has you feeling like this is the home you have been looking for all along.

This is a home with presence. It stands alone - proud, independent, and quietly confident. Its design sings of balance: light and form,

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FOR SALE
Auction

AGENTS

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AGENCY

LJ Hooker Kaleen
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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**

simplicity and grace.

The living spaces flow naturally - large, light-filled, and generous. To one side, the versatile bedroom/study or hobby room offers solace for thought, or space for creation; fitted with ample, sturdy storage, it's as practical as it is inspiring. To the other, three beautifully proportioned bedrooms await, each with re-fitted robes, the main complete with its own private ensuite - a quiet retreat that looks to the ample rear yard.

Two distinct living spaces form the heart of the home. The formal lounge - dignified and spacious - inviting conversation and calm.

Beyond, the family room stretches out, opening to the expansive, beautifully renovated kitchen and the sunlit garden beyond. Here, laughter is sure to echo, and the scent of dinner on a Sunday evening will linger like an old friend.

Set upon a generous 864.8m² north-facing block, the home finds itself in one of Kaleen's most desirable pockets.

Only a short stroll to St Michael's Primary School, and Kaleen Primary School as well. Surrounded by parklands and community life - this location is more than convenient; it's part of the neighbourhood.

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

Features include:

- 270L iHeat heat pump high efficiency hot water system.
- 10kW German engineered Enphase micro-inverter and SunPower array system. 25-year warranty. -
- 8 Channel 6MP 6 x camera CCTV system with NDR/Hard Drive Cloud access via smartphone app
- Air touch 4 smartphone remote app/cloud climate control system - each room also has a thermostat, so it displays the set temperature
- Precise zoned temperature adjustment for each room individually.
- Front yard extensive landscaping, low maintenance with front fencing for children to play and privacy.
- Huge heavy duty storage adjacent to the 4th bedroom/multi purpose room - drawers capable of holding up to 40kg each.
- Multipurpose room/4th bedroom/home office/hobby room
- Refreshed bathroom, ensuite, toilet, mudroom and laundry flooring - hybrid waterproof flooring.
- Crimsafe front and laundry security doors.
- European Oak engineered floorboards installed throughout living areas of house
- In-slab floor heating in living areas and 3 bedrooms.
- Sheer and blackout roller blinds throughout house
- 38 x upgraded LED lighting to entire house in all rooms.
- Master room, living, lounge and multipurpose rooms have dimmers.
- Renovated custom kitchen with soft close doors/drawers, quartz stone Arabiata benchtop,
- LED splashback lighting in kitchen,
- Bosch appliances (oven, induction cooktop and dishwasher)
- Silent Schweigen rangehood (motor in roof).
- Multiple extra including hidden PowerPoints.
- Upgraded and modernised RCD and meter box for safety.
- Wi-Fi controlled (smartphone app) 3.5kW split system air con in multi purpose room.
- Paradox home alarm system with remote smartphone app/cloud access and control Smartphone app has siren which goes off wherever you are in the world if alarm is activated.
- Dual driveway access - including new automatic roller door to enclosed carport - drive through ability
- Concrete slab construction

- 864.8m2 Block
 - North facing
 - Custom designed double sliding wardrobes on all bedrooms each with 10 drawers.
 - Updated bathroom
 - Renovated ensuite
 - Fans to the family room
 - Fan in the main bedroom
 - The owner has had plans drawn up for extension, available on request.
 - Colour bond fences
 - Walking distance to local schools, shops and playing fields
- Rates: \$3,799 pa approx
Land Tax: \$5,966 pa approx
EER: 0.0

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MORE DETAILS

Property ID	2GWHF9Q
Property Type	House
House Size	155 m2
Land Area	865 m2

Tim Russell 0416 087 834

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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.

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