



319 Maribyrnong Avenue, Kaleen

Potential Packed and full of Promise.

Under instructions from the Public Trustee

Get your skates on for this rare opportunity to secure a 4-bedroom home in one of Kaleen's most sought-after locations!

This original-condition family home is bursting with potential, making it an ideal choice for first-time buyers, renovators, or anyone looking to step into the highly desirable Kaleen market.

While the home is in need of a little TLC, its spacious layout and prime location offer endless possibilities and a new lease on life for those with a vision. Featuring 4 generous bedrooms, a large living area and a large enclosed sunroom and double garage, the foundations are here for you to transform this property into a property that you will sure to be proud of.

With proximity to local schools, parks, shopping, and transport. Within easy reach of the university and hospital, this is your chance to create something truly special in the vibrant Kaleen community. Don't miss out on this home full of possibility - opportunities like this don't come around often in Kaleen!

4  2  2 

FOR SALE
Auction

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**

Looking to call Kaleen Home? Please speak with Tim Russell 0416087834 or Jackson White-Brettell 0423 479376 for further information or a private inspection.

Rates: \$3,799 pa approx
Land Tax: \$5,966 pa approx
EER: 0.5

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID	2GXRF9Q
Property Type	House
House Size	134 m2
Land Area	778 m2
EER	0.5

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



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.



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.

319 Maribyrnong Avenue, Kaleen



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.

