

## Kaleen, 34 Florentine Circuit

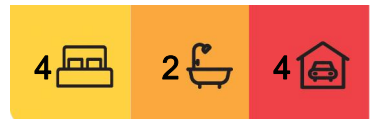
Home Sweet Home!

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Nestled in the heart of Kaleen, this lovely family home has a great feel. Welcoming right from the start with established easy-care gardens greeting you as soon as you arrive.

With four bedrooms and an ensuite, it's the perfect property for the family unit. The extension adds a further dimension to the space allowing room for you to spread out when you need to and still come together at those special family moments.

There really is room for all the toys here where a four-car garage and 2 car carport make this home brilliant for the home mechanic or car enthusiast. A boat, camper trailer, or even a workshop... there is even space for your recreational gear. Perfect for those who love to live an active lifestyle.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/2FYRF9Q](http://ljhooker.com.au/2FYRF9Q)

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EER ★★★★★



**LJ Hooker Kaleen**  
**(02) 6241 1922**

**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.

The backyard has been added to over time as well with easy-care landscaping and a lovely covered rear deck that helps make the breakout from indoor spaces to outdoor living and entertaining a breeze. The yard is perfect for the kids and pets alike with more than enough room for a game of backyard cricket and fun with your furry friends.

34 Florentine Circuit is sure to be the backdrop to your family's story, just as it has been for the family that grew, loved, and laughed here before you.

Looking to call Kaleen Home? 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:

- Four-bedroom ensuite home
- Double glazing
- Solar hot water
- Ducted gas heating
- Reverse cycle air conditioning
- 822m2 block of land
- Extended to the rear
- Covered rear deck
- Easy care landscaped gardens
- A lovely family home feel
- 4 car garage and 2 car carport

EER: 4.5

Rates: \$3,325 pa approx

Land Tax: \$5,085 pa approx

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## More About this Property

<b>Property ID</b>	2FYRF9Q
<b>Property Type</b>	House
<b>House Size</b>	152.8 m <sup>2</sup>
<b>Land Area</b>	822 m <sup>2</sup>
<b>EER</b>	4.5

**Tim Russell 0416 087 834**

Franchise Owner / Licensed Agent & Auctioneer ACT/NSW |  
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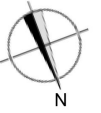
**LJ Hooker Kaleen (02) 6241 1922**

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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.

34 Florentine Circuit, Kaleen

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