45 Maranoa Street, Kaleen

Your Chance to Secure a Spacious Kaleen Classic

Offered to the market for the first time in decades, 45 Maranoa Street, is a much-loved family home filled with warmth, memories, and timeless appeal. Now ready for its next chapter.

Positioned in a quiet, family-friendly pocket and boasting a prized North-East facing aspect, this freshly painted home invites you to move straight in while offering exciting potential to make it your own. Whether you're entering the market, upsizing, or just searching for a place to truly call home, this is an opportunity not to be missed.

Inside, generous living and dining areas are bathed in natural light, enhanced by a charming bay window and beautiful timber flooring. The well-appointed kitchen with gas cooktop connects effortlessly to an elevated entertaining deck. Perfect for weekend barbecues, morning coffees, or watching the kids play in the backyard.

The accommodation is ideal for families, featuring a private master with ensuite and built-in robe, plus three additional bedrooms, all with built-in storage. Timber flooring flows through the main living spaces and two bedrooms, adding warmth and character throughout.

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AUCTION
Sat 30th May @ 10:45AM

VIEW
Sat 9th May @ 1:30PM - 2:00PM

AGENTS

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Comfort is assured year-round with ducted gas heating and evaporative cooling, while practical features such as built-in storage, linen cupboards, a double garage, and side access provide everyday convenience.

Outside, established gardens offer privacy and a peaceful setting-ready to be enjoyed as is or reimagined to suit your lifestyle.

Located within easy walking distance to local shops, primary school, and daycare, and just minutes to the AIS, GIO Stadium, University of Canberra, Calvary Hospital, Belconnen Town Centre, and the City, this home combines lifestyle, location, and long-held family charm.

Homes like this don't come along often. Rich in history, full of heart, and ready for its next family to create lasting memories.

- Large North-East facing family home
- Master with ensuite and built in robe
- Three bedrooms with built in robes
- Timber flooring throughout the living and two bedrooms
- Generous living and dining with bay window
- Kitchen with gas cooktop
- Built in storage and linen cupboards
- Elevated entertaining deck from kitchen
- Ducted gas heating and evaporative cooling
- Double garage and side access to backyard
- Private and established gardens
- Walking distance to local shops, primary school and daycare
- Short drive to AIS, Stadium, UC, Hospital, Belconnen Town Centre and City
- Painted throughout

Disclaimer:
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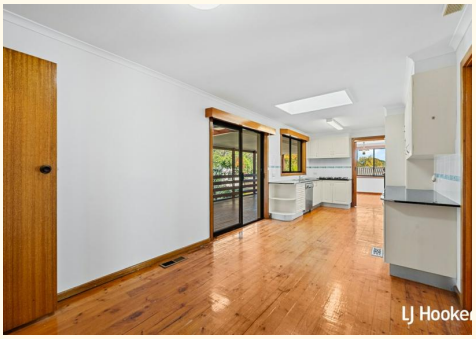

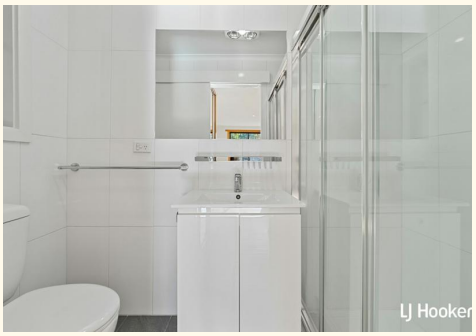

MORE DETAILS

Property ID	HP0TWF8H
Property Type	House
House Size	250 m2
Land Area	873 m2
EER	0.5

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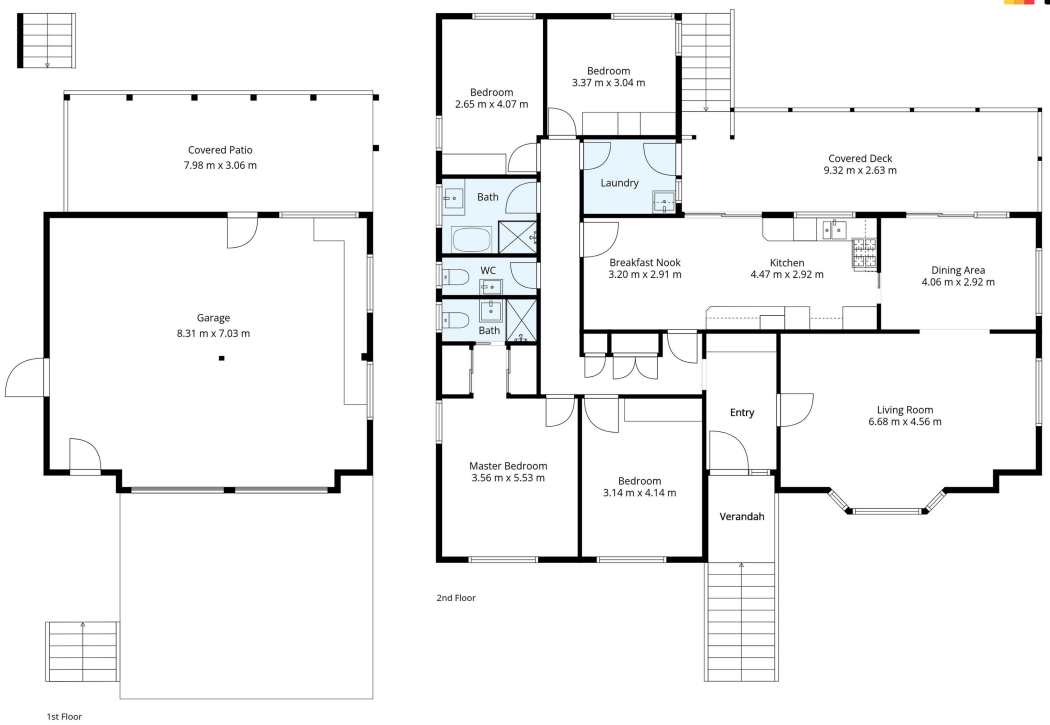

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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