

## Kaleen, 5 Clyde Place

Bring your Toolbox and Imagination

Elevated in a quiet cul-de-sac this three-bedroom home is ideal for a buyer ready for a project and relishing the opportunity to put your personal stamp.

Set on a 777sqm block and near arterial roads, the local shops and bus routes. Offering two living areas, with the kitchen and family room while three bedrooms are split level down the hall.

Capitalise on this opportunity and call for an inspection today!

- \* Elevated 777sqm block
- \* Quiet cul-de-sac location
- \* Ideal for renovating and remodeling
- \* Close to bus stop and arterial roads
- \* Single carport



**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.



### Auction

Sat 22nd Feb @ 9:45AM

### View

Wed 12th Feb @ 5:00PM - 5:30PM

### Contact

**George Vlandis**

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**Joy Patel**

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EER ★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477



- \* Block Size: 777sqm
- \* Living Size: 104sqm
- \* EER: 0.5
- \* Rates: \$3,473 p.a.
- \* Land Tax: \$6,043 p.a. (investors only)
- \* UV: \$619,000

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## More About this Property

|                      |                    |
|----------------------|--------------------|
| <b>Property ID</b>   | HP014F8H           |
| <b>Property Type</b> | House              |
| <b>House Size</b>    | 104 m <sup>2</sup> |
| <b>Land Area</b>     | 777 m <sup>2</sup> |
| <b>EER</b>           | 0.5                |

**George Vlandis 0437 398 774**

Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

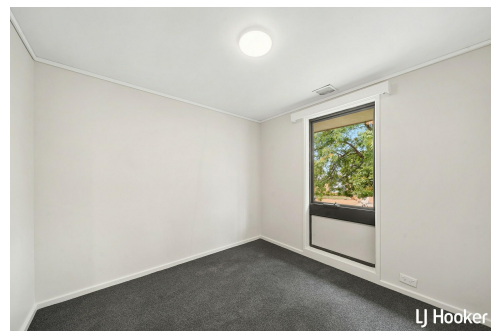
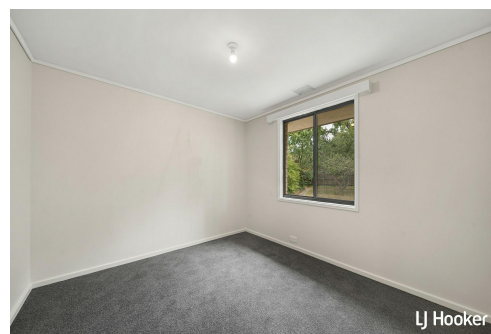
**Joy Patel 0499 912 090**

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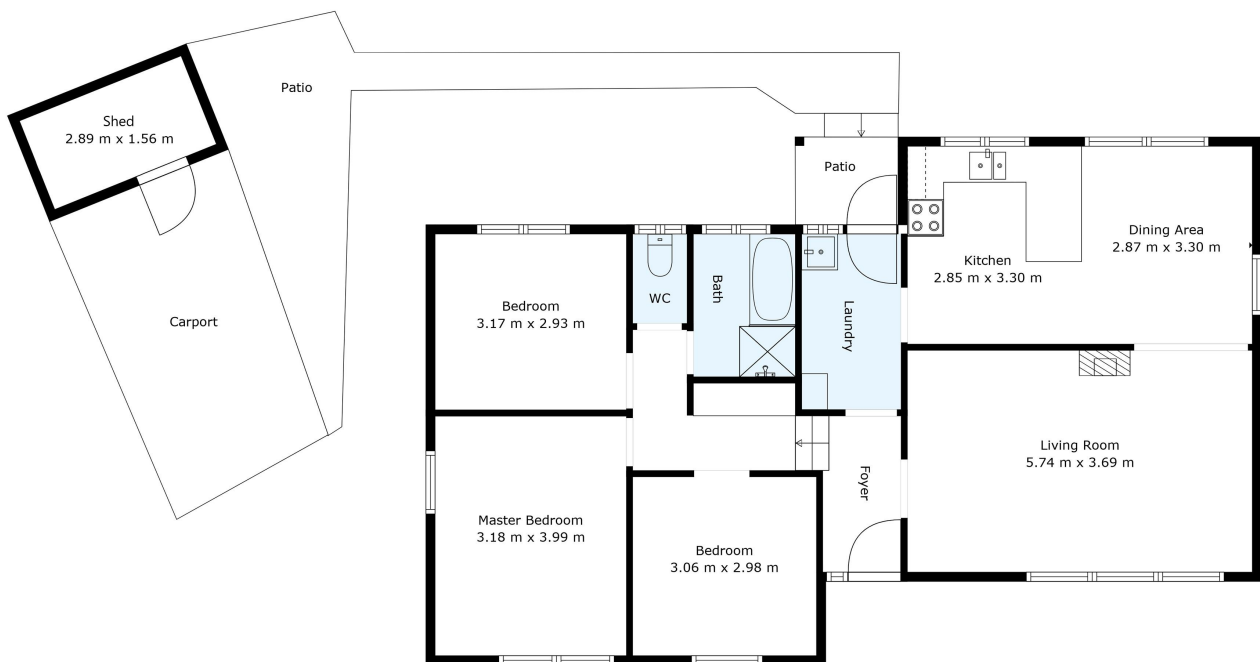
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## 5 Clyde Place, Kaleen



*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. The information herein is gathered from sources we believe to be reliable.*

**aperture**  
media house