



## Kaleen, 52 Callabonna Street

Freshly Updated, Fully Refreshed - Just Unpack and Enjoy!

Welcome to your dream home! Nestled in the highly sought-after suburb of Kaleen, this delightful 3-bedroom, 2-bathroom residence offers the perfect blend of comfort, style, and convenience. Set on a generous 674m2 block, this property is ideal for families looking for space to grow and thrive.

With a well-designed layout, this home has an excellent feel of spacious living, perfect for really enjoying your new home and entertaining guests in comfort. The modern and functional kitchen has ample storage and Bosch appliances including a dishwasher.

The three bedrooms are generous and two come complete with built-in robes. There is also ample storage in the hallway cupboards for all your belongings.

The renovated main bathroom and ensuite bathroom make for a great impression and



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2

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**For Sale**  
\$880,000+

**View**  
[ljhooker.com.au/2GJXF9Q](https://ljhooker.com.au/2GJXF9Q)

**Contact**  
**Tim Russell**  
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EER ★★★★★

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



make your morning routine a breeze without being on top of each other.

Your vehicles will be safe in the secure carport with a remote garage door, as well as off-street parking for additional vehicles.

The gardens are in great shape and the home has great street appeal. Easy care, fully fenced gardens mean you can let your gardening green thumb have you create your perfect surround or just keep it as it is, perfect for kids and pets alike.

Located in the beautiful family-friendly suburb of Kaleen, you'll be just moments away from Kaleen Plaza, local schools, parks, and public transport, ensuring everything you need is within easy reach.

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:

- RZ2 Zoning.
- Reverse cycle air conditioning.
- Master bedroom complete with an ensuite.
- Two bedrooms feature built-in robes.
- Renovated main bathroom and ensuite.
- A generous layout perfectly tailored for comfortable family living and entertaining.
- A fully fenced, low-maintenance 674m<sup>2</sup> block with beautiful gardens, ideal for children, pets, and outdoor enjoyment.
- Fully equipped kitchen with high-quality Bosch appliances, abundant storage, and a practical layout for effortless cooking.
- A carport with a remote-controlled garage door, plus additional off-street parking.
- Just minutes to Belconnen and Gungahlin Town Centres, Dickson shopping precinct, the CBD, universities, hospitals, and sporting facilities.
- Situated close to Kaleen Plaza, public transport, and an excellent selection of schools.

Rates: \$3,612.52 pa approx

Land Tax: \$1,595.72 pa approx

EER: 1.5

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## More About this Property

<b>Property ID</b>	2GJXF9Q
<b>Property Type</b>	House
<b>Land Area</b>	674 m2
<b>EER</b>	1.5
<b>Including</b>	Built-in-Robes

### 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

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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.

52 Callabonna Street, Kaleen

Produced by DIAKRIT