



## Kaleen, 8 Cataract Street

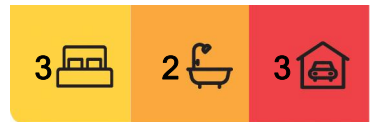
Live the good life!

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

Welcome to 8 Cataract Street Kaleen - an awesome three-bedroom ensuite family home that is so much more than you might expect. More than just a house, it's tailor-made living that is sure to knock your socks off.

From a street perspective, the home looks great, and a sweeping street frontage has the home looking great. Stepping through the door and the inviting atmosphere gives that sense of instant belonging... it's move-in ready.

A thoughtfully designed layout coupled with the impeccable condition of the complete renovation, means focusing on spending quality time with family and friends will be a breeze.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/2G1YF9Q](https://ljhooker.com.au/2G1YF9Q)

**Contact**  
**Tim Russell**  
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**Jackson White-Brettell**  
0421 479 376  
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EER ★★★★★



**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.

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

Separate living areas including a large lounge room, a separate dining room, and an extended glassed-in living space add an extra dimension to family gatherings. A large studio allows a perfect opportunity for those looking for a retreat or space for a home business, or hobby room...and when it's time to soak up the sunshine, the real show stopper here is undoubtedly the custom-made inground concrete pool - a true centerpiece that promises endless hours of fun and laughter for the whole family.

With easy access to local shops, schools, and parklands this is a perfectly positioned home that has everything you might hope for.

Our vendor's instructions are clear, this property is to be sold at auction. Sure to be sought after, please make your interest known to avoid disappointment.

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:

Three generous bedrooms

Renovated bathroom and ensuite

Fresh carpets and paint

907m<sup>2</sup> block of land

Custom built in-ground pool with integrated built in spa

Multiple outdoor entertaining spaces, including covered rear decks and break-out zones

Large studio garden perfect for home office or hobby room

Ducted gas heating

Reverse cycle air conditioning

3 car accommodation

Ash timber floors

LED lights throughout

Renovated kitchen

Gas cooking

Rates: \$3,618 pa approx

Land Tax: \$5,629 pa approx

EER: 0

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## More About this Property

<b>Property ID</b>	2G1YF9Q
<b>Property Type</b>	House
<b>House Size</b>	154 m <sup>2</sup>
<b>Land Area</b>	907 m <sup>2</sup>

### Tim Russell 0416 087 834

Franchise Owner / Licensed Agent & Auctioneer ACT/NSW |

[tim.russell@ljhooker.com.au](mailto:tim.russell@ljhooker.com.au)

### Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | [jackson.white-brettell@ljhooker.com.au](mailto:jackson.white-brettell@ljhooker.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.

8 Cataract Street, Kaleen

Produced by DIAKRIT