







4 Levien Street, Scullin

Opposite the Oval, Near New & Designed for Family Life

A near-new home, an impressive 830m² block and Scullin Oval literally across the road, this is a family opportunity that is incredibly hard to find. 4 Levien Street brings together the best of both worlds: the modern comfort, style and functionality of a near-new build with the space, established surrounds and mature lifestyle of Scullin. With four bedrooms, two bathrooms, a double garage and excellent flexibility inside and out, this is a home designed around modern family living.

Inside, high ceilings, double glazing and ducted reverse-cycle air conditioning create a comfortable environment year-round, while solar panels add further efficiency. Quality finishes and practical inclusions ensure the home is ready to enjoy from day one.

The kitchen is a genuine highlight and has been thoughtfully designed with family life in mind. An abundance of storage, a generous island bench, plenty of room to move and gas cooking make this a practical and welcoming space for everyday meals, entertaining and bringing everyone together.

Accommodation is well catered for with four bedrooms and two

4 3 2

FOR SALE
$1,349,000+

VIEW
Sat 28th Nov @ 9:00AM - 9:30AM

AGENTS
Andrew Grenfell
0424 858 529
andrew.grenfell@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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

bathrooms, providing plenty of space for the whole family. The main bedroom is a standout, featuring a generous walk-through robe and large private ensuite, with a thoughtful design focused on comfort, space and privacy.

Outside, the substantial 830m² block provides plenty of room for children, pets and entertaining. The covered outdoor area is ideal for relaxed gatherings, while the fully fenced backyard and Colorbond fencing provide excellent security and privacy.

There is also impressive flexibility for those needing additional space. Side access provides room for a caravan or boat, while the rear single garage offers valuable workshop and storage space, with the potential to be transformed into a studio or sleep-out, subject to approval. Additional shedding provides even more room for tools, equipment, hobbies and household storage.

For young families, the location is a standout. Scullin Oval is literally across the road, putting expansive playing fields on your doorstep, perfect for kicking a footy, playing with the kids, walking the dog or simply enjoying the open space.

Scullin Shops, local schools, Hawker Shopping Centre, transport and the wider Belconnen precinct are all within easy reach.

Near-new construction, an established suburb, a substantial 830m² block and Scullin Oval directly opposite, 4 Levien Street offers the space, flexibility and lifestyle that modern families are looking for.

Block: 830m2
EER: 5
Rates: $3,192 per annum
Land Tax: $5,860 per annum

Property Features

" Near-new home in an established Scullin neighbourhood
" Generous 830m² block
• Directly opposite Scullin Oval and playing fields
• Four bedrooms
• Two bathrooms
• Double garage
• Ducted reverse-cycle air conditioning
• High ceilings throughout
• Double glazing throughout
• Solar panels
• Gas cooking
• Gas hot water
• Spacious kitchen with abundant storage
• Covered outdoor entertaining area
• Large, secure backyard
• Fully fenced with Colorbond fencing around the entire property
• Side access with space for a caravan or boat
• Additional single garage at the rear
• Rear garage suitable for workshop or storage
• Potential to transform rear garage into a studio/sleep-out, subject to approval
• Additional substantial shedding/storage
• Family-friendly position opposite extensive playing fields
• Close to Scullin Shops, schools, transport and wider Belconnen amenities

What's Nearby

" Scullin Oval & playing fields —directly across the road
" Scullin Shops —approx. 0.7km

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.

" Southern Cross Early Childhood School —approx. 0.4km
" St John the Apostle Primary School —approx. 0.6km
" St Francis Xavier College —approx. 0.7km
" Hawker Shopping Centre —approx. 1.5km
" Belconnen High School —approx. 1.9km
" Hawker College —approx. 1.8km
" Westfield Belconnen —approx. 3.0km
" University of Canberra —approx. 4.0km
" GIO Stadium Canberra —approx. 4.5km
" Canberra CBD —approx. 10km

Disclaimer:
Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

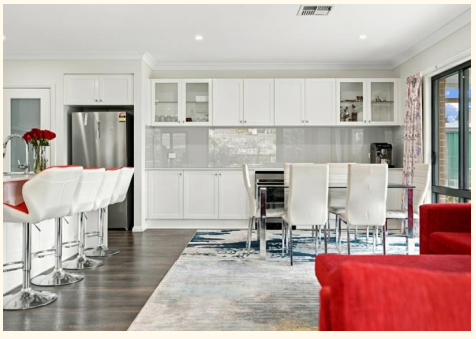
Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.











MORE DETAILS

Property ID	2GGMFHK
Property Type	House
EER	5

Andrew Grenfell 0424 858 529
Salesperson | andrew.grenfell@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au

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 floor plan is not to scale; measurements are indicative and in metres.Exterior elements are not in position.Plans should not be relied on. Interested parties should make and rely on their own enquiries.

4 Levien St, Scullin, ACT, 2614

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.