

# 11 Wakool Circuit, Kaleen, ACT 2617



## Sold House

Sunday, 13 August 2023

11 Wakool Circuit, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 760 m2

Type: House



Tim Russell  
0262411922



Jackson WhiteBrettell  
0426836516

**\$1,120,000**

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City Welcome to 11 Wakool Circuit, this very impressive home your gateway to a lifestyle that everyone hopes for in beautiful Kaleen. This beautifully renovated and extended 4-bedroom, 2-bathroom north-facing home offers large living spaces and classic modern styling and layout. Perfect for large and growing families. A large, sweeping family room that forms the heart of the home is overlooked by a tastefully renovated kitchen, where preparing family meals becomes a joy, not a chore. The generous main bedroom behind this space offers a retreat with a generous walk-in robe and a modern renovated ensuite bathroom. You will love it! Stepping outside, both the front and rear of the block are fully landscaped with easy-care gardens, plenty of off-street parking, and a recently replaced and extended driveway. A large rear deck provides the ultimate family space, ideal for BBQs, family gatherings, or leisurely morning coffee. Complete with a large outdoor Spa, ready to offer relaxing moments under the open sky both day and night. Certainly, the location of the home is excellent and not confined to its boundaries. Situated less than 50 meters from lush parkland and walking trails, the home offers easy access to walk your furry friends or take the kids on an afternoon walk pretty much right on your doorstep. Being part of the welcoming community of Kaleen with great neighbours and easy access to local shops and top-rated schools makes daily life in this suburb a true pleasure. Welcome to your new beginning! 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: Four generous bedrooms Renovated ensuite to the main bedroom Ducted reverse cycle air conditioning. 760m<sup>2</sup> block North facing living Plantation shutters throughout Large rear entertaining deck Outdoor spa Walk in robe to the main bedroom. Renovated kitchen Remediated and extended driveway Parkland less than 50 meters from the house Rates: \$3,325.23 pa approx Land Tax: \$5,084.99 pa approx EER: 2.0 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.