

**8 Wyola Place, Kaleen, ACT 2617**



**House For Sale**

Saturday, 18 November 2023

8 Wyola Place, Kaleen, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 747 m2**

**Type: House**



Bri Williams  
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## Auction, Wed 13th Dec at 5:30pm

Auction Location: LJ Hooker Canberra City | 182 City Walk, Canberra City  
Auction Price Guide: \$859,000+

Nestled in a peaceful, tree-lined street in Kaleen, this 4-bedroom haven beckons you to experience the best of suburban serenity without sacrificing city convenience. Welcome to a home where quiet elegance meets family-friendly living. Tucked away in a quiet place, this residence offers the luxury of peaceful living while being a stone's throw away from the energy of the city. The neighbours become more than just that—they become an extended family, creating a tight-knit community atmosphere. The heart of this home is undoubtedly the expansive kitchen featuring gas cooking, the cooking chefs still prefer. Imagine preparing delicious meals surrounded by ample counter space, open style walks in pantry, earthy finishes, and a layout that makes cooking a joy. The kitchen seamlessly flows into the formal dining area, creating a perfect space for family dinners and entertaining guests. With three bedrooms towards the rear with fresh new carpet for that toe scrunching feel while your surrounded by greenery that provides warmth but also privacy. The fourth bedroom could easily be for the growing family or even study for our flexible working arrangements that we love. The growing capacity of this homes means it can work for you as your family becomes bigger or smaller, all on a single level residence. A large outdoor area for trampoline, swing sets while the safety of keeping an eye on the kids in the kitchen. With even a sandpit which invites hours of play for the little ones, while the veggie garden promises the joy of harvesting your own fresh produce. It's a perfect blend of nature and recreation. Indulge in luxury with two brand new bathrooms that have just been completed. Impeccably designed with modern fixtures and finishes, these bathrooms provide a spa-like retreat for relaxation and rejuvenation. The possibilities are endless with the generously sized shed on the property. Whether you envision it as a garage, storage room, or a versatile multi-purpose space, this additional feature adds to the flexibility and functionality of your new home. You'll be delighted to discover the life Kaleen can give you, public and private schools easily close, the iconic local shops at Kaleen that other suburb lovers flock too, the neighbourhood parks and ovals that see a flurry of Saturday sport that you can walk too rather than join the traffic which you don't even notice being far enough away to not hear. Kaleen stands as one of Canberra's most loved suburbs, and for good reason. Its prime location ensures that the city's vibrant amenities are just a short drive away, within minutes to Belconnen or going onto the Barton Highway towards the city. Commuting to work or exploring Canberra's cultural offerings has never been more convenient. This 4-bedroom haven is more than just a house; it's a statement of modern living. From the gourmet kitchen to the outdoor retreat, every detail has been carefully curated to enhance your lifestyle.

**Property Features-** Single level home on a generous 747 sqm block- Brand new bathrooms with modern fittings and fixtures- Brand new carpet in bedrooms- U shaped kitchen, with open style pantry for easy access- Lounge and family room with loads of natural sunlight- Greenery surrounding the house which makes it feel private and tranquil and inviting- Double garage out the back which could fit your cars or become something else - Central Heating- Enclosed backyard for the dog lovers- Backyard is expansive and large with sandpit and veggie patch- Secluded 'place' off Onkapringa Cres 3 min walk to Darby Street Playground 3 min drive to Kaleen Shops (Coles, pharmacy, butcher) 3 min to Kaleen Highschool 3 min drive to Kaleen Primary School 7 min drive to University of Canberra 8 min drive to North Canberra Hospital Rates: \$979.37 per qtr. approx. Land Tax: \$1,749.45 per qtr. approx. Block Size: 747 sqm