



# FOR SALE

## 4 BEDROOM HOME + 2 BEDROOM FLAT

If your life refuses to fit into a standard floorplan, you've just found the solution!

Need space for the family? Somewhere for Nan?  
A teenager who'd like their own postcode? or a tenant to help with the mortgage?  
Tick. Tick. Tick. Tick!

Freshly updated with new paint and carpet, plus updates to the kitchen and bathroom areas, the main home offers four comfortable bedrooms, while the separate two-bedroom granny flat opens the door to multigenerational living, extra income or a bit of both. But then there's also the studio attached to the garage that's perfect for a home business, hobby room, or creative space - one property, about a hundred different ways to use it!

Life here is refreshingly uncomplicated. Kids can easily wander to Gwydir Square Shops for an after-school snack at the takeaway, the local playgrounds and sporting fields are close enough for kicking the footy or walking the dog, and Kaleen's main shopping centre, schools and everyday essentials are all just minutes away. Belconnen Town Centre, the University of Canberra, North Canberra Hospital and the City are all an easy drive, leaving you with less time in traffic and more time enjoying whatever you've decided to do with all those extra rooms.

Summary of Features:

-- Main House --

- Freshly Painted Throughout
- Separate Lounge/Dining
- Updated Kitchen w/ Electric Cooktop, Dishwasher
- Meals Area off Kitchen
- New Carpets to Bedrooms & Main Living
- Updated Bathroom w/ Separate Toilet
- Split-System AC to Main Living
- Ducted Heating (In-Floor)
- Built-Ins & Ceiling Fans to Bedrooms 1,2 & 3
- Solar Panels & Solar Hot Water
- Large Rear Pergola

## 6 BED | 2 BATH | 2 CAR

PRICE:

Auction 2.30pm on 25/07/2026

OPEN FOR INSPECTION:

Jul 4 at 10:30am - 11:15am

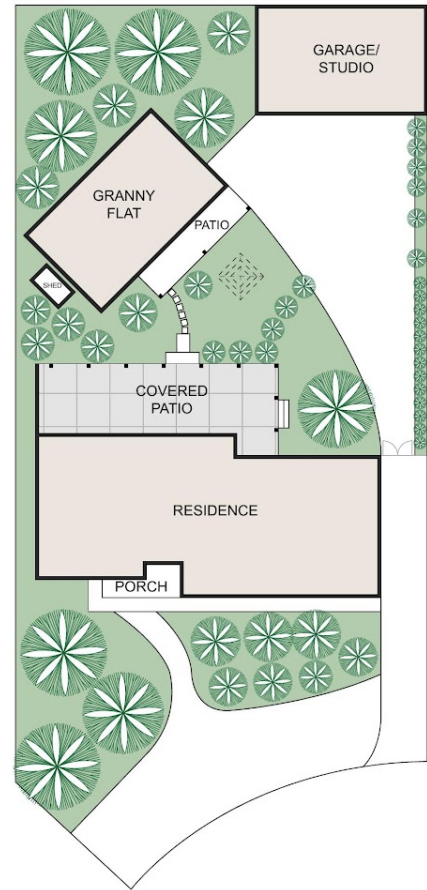
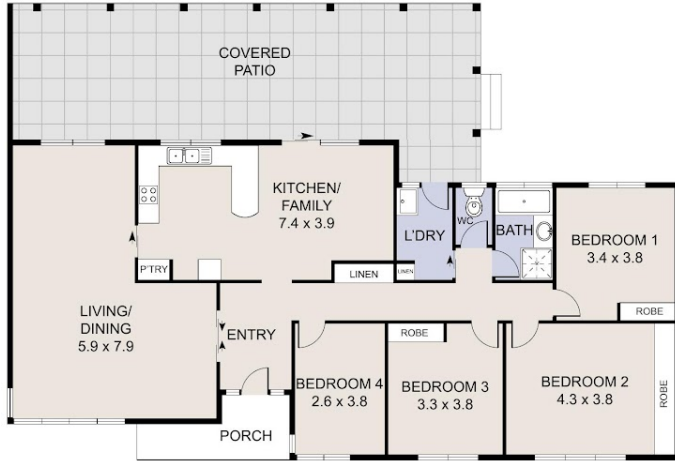


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.