



63 Alberga Street Kaleen, ACT

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**?THE DOOR IS OPEN, WELCOME HOME?**

**A WORD FROM OUR SELLER:**

"For the past 38 years-two-thirds of my life-this home has been my sanctuary, a place filled with love, laughter, and countless cherished memories. Raising my three children here has been an incredible joy. The spaciousness of this home has provided room for them to grow, explore, and thrive, while the large grassy backyard has been a haven for play, celebrations, and quiet moments of reflection.

**Price:** Sold prior to auction-\$920,000



**Kris Hellier**

0413 799 700



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Ground Floor



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.