



45 Kambalda Crescent, Fisher

A Bush Retreat in the Heart of Canberra

Auction Location: LJ Hooker Canberra City, 182 City Walk, Canberra

Some of my favourite Canberra homes are either backing or have direct access to reserve. It usually goes hand-in-hand with privacy, peace and quiet.

But few houses are this private or well-integrated into the reserve around them. Let me show you 45 Kambalda Crescent in beautiful Fisher.

Coming up the driveway actually reminds me of some bush acreages, where the house is almost like a secret waiting to be uncovered, and it's not claustrophobic like some battle-axe driveways I've seen because all down one side is just open parkland. You arrive at the house and can immediately see why this has been such a long held and deeply loved home for over 20 years.

Canberra real hit an architectural high point in the 1970s, and this is a perfect example of why these designs are still popular today. The soaring raked ceilings give you a grand sense of space and fill the rooms with natural light, and the additional insulation will help keep

3 2 1

AUCTION

Wed 15th Jul @ 6:00PM

VIEW

Sat 27th Jun @ 11:30AM - 12:00PM

AGENTS

Nic Salter-Harding
0412 600 085
nic.salter-harding@ljdickson.com.au

AGENCY

LJ Hooker Dickson
(02) 6257 2111

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

you warm throughout the year. The multiple lounge, family and dining spaces lend flexibility to your living arrangements, and this philosophy seems to have been extended to the gardens as well. Because there is so much space here on a 1,087m² block, the garden has been sectioned into multiple areas, each with their own identities. And this not only simplifies maintenance but also allows you to keep different areas of your property available for different uses. There are two massive enclosed spaces, with plenty of room for some backyard cricket, soccer, a slip and slide, or even adding a pool down the track. You can have another as an outdoor dining area, another area as a veggie garden, and remember that the rear of the block blends seamlessly into the reserve, so you're just never short of space here wherever you look, it has been beautifully designed.

And of course inside you're not short on space either. This can easily be a spacious 3 bedroom + study home, or a slightly cosier 4 bedroom, but at 173m² there's a comfortable amount of room at your disposal.

This home also really sits in that sweet spot between immediate liveability and future potential, because despite some of the interior being from a bygone era, the overall condition and presentation here is exceptional, so you really can move in without needing to make any further changes, but when you do finally make those changes, that is where the potential for growth really comes into play, and you can secure something with the right template, with the right land, right here in one of South Canberra's post popular locations.

In fact, Fisher is remarkably well positioned, with easy access to multiple town centres and shopping hubs, including Cooleman Court, Woden Town Centre, South Point and Canberra's CBD. All accessible within about 15 minutes by car.

You've also got great playgrounds, schools, and parkland practically at your fingertips. So if you're looking for an exceptional opportunity that puts the 'bush' in 'Bush Capital' then make sure this is on your list to inspect.

What's on offer:

- 4 bed (or 3 + Study) ensuite home
- Split level design
- High, raked ceilings
- Huge 1,087m² block
- Set back from the street
- Rear and side access to reserve
- Freshly painted externally
- Reverse cycle air conditioning and slow combustion fireplace
- Secure backyard

What's nearby:

- Mt. Arawang
- Mt. Taylor
- Pandanus St. Playground
- Cooleman Court
- Woden Town Centre
- South Point Shopping Centre
- Mt. Stromlo High School
- Arawang Primary School



MORE DETAILS

Property ID 1HKNG2F92
Property Type House
House Size 173 m2
Land Area 1087 m2
EER 0.5

Nic Salter-Harding 0412 600 085

Licensed Agent & Auctioneer ACT/NSW | nic.salter-harding@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.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. 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.

45 Kambalda Crescent, Fisher

 **LJ Hooker**

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**