





119 Livingston Avenue, Kambah

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Room to Grow, Room to Dream

Set on a generous 1,021sqm block, this solid three-bedroom home offers the perfect foundation for your next chapter. With plenty of room to grow, it's an ideal opportunity for families seeking both immediate comfort and future potential.

Inside, you'll discover spacious, light-filled interiors complemented by charming details such as parquet flooring and classic archways, adding warmth and character throughout. The home features three well-proportioned bedrooms, two with built-in robes, serviced by a large bathroom with separate bath. The toilet is discreetly tucked away for privacy.

The generous meals area adjoins the kitchen and flows directly to the backyard, while a dedicated dining room provides the perfect space for more formal gatherings. Comfort is assured with ducted reverse-cycle air conditioning, while electric shutters to all windows and doors offer peace of mind, and the added benefit of solar panels help minimise your energy costs.

The large, flat, rectangular block provides outstanding scope for future development. Currently featuring a covered patio and expansive lawned area, it's a blank canvas ready to be transformed. Whether you choose to renovate and extend the home, design your dream

FOR SALE

Auction 08/10/2025

AGENTS

Stephen Bunday
0416 014 431
stephen.bunday@ljhdickson.com.au

Brenden Mowat
0430 403 801
brenden.mowat@ljhdickson.com.au

AGENCY

LJ Hooker Dickson
(02) 6257 2111

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outdoor entertaining space, or even add a man cave, the possibilities are endless.

Kambah is celebrated for its family-friendly lifestyle, with excellent schools, local shops, and community facilities all close at hand. Nature lovers will relish the easy access to Mount Taylor Nature Reserve, Murrumbidgee Golf Course, and scenic walking trails, while major road connections make commuting to Woden, Tuggeranong, and the City effortless.

This is your chance to secure a spacious home on a standout block in one of Canberra's most established suburbs-where lifestyle, location, and opportunity come together.

At a glance:

- Large, flat, rectangular block offering endless potential
- Spacious light-filled interiors
- Separate dining room, plus meals area off kitchen
- Built-in-robos to two bedrooms
- Ducted reverse-cycle air-conditioning
- Electric shutters on all windows and doors
- Solar panels
- Covered patio and spacious lawned area
- Close proximity to Mount Taylor Nature Reserve and scenic walking trails
- Within a 4-minute drive to Kambah Village
- Within a 12-minute drive to Woden Town Centre

MORE DETAILS

Property ID	1HKMSVF92
Property Type	House
House Size	127 m2
Land Area	1021 m2
EER	1.5

Stephen Bunday 0416 014 431

Licensed Agent & Auctioneer ACT/NSW |
stephen.bunday@ljhdickson.com.au

Brenden Mowat 0430 403 801

Sales Associate to Stephen Bunday and Licensed Agent |
brenden.mowat@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

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

