



LJ Hooker



## Kambah, 12 Amherst Street

Unveiling Your Canvas of Comfort and Possibilities

Auction | In rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City | 28 February 5:30 pm

Welcome to 12 Amherst Street, Kambah ACT! This charming house is now for sale, presenting a fantastic opportunity for those seeking a home in a vibrant, family-friendly suburb.

Featuring three bedrooms and one bathroom, the layout strikes the perfect balance of spaciousness and cosiness – ideal for first-home buyers, young couples, families, or downsizers. Built-in wardrobes offer convenient storage solutions, ensuring a tidy living space.

The outdoor area is a highlight, providing an inviting space for barbecues or



**Disclaimer:** 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.



**For Sale**  
\$740,000+

**View**  
[ljhooker.com.au/1DXHEDF92](http://ljhooker.com.au/1DXHEDF92)

**Contact**  
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EER ★★☆☆☆☆

**LJ Hooker Dickson**  
**(02) 6257 2111**

peaceful moments in your private oasis. Sitting on a generous 716-square-meter plot, there's ample room for kids to play and potential for future expansion.

Noteworthy is the property's partial double glazing, contributing to energy efficiency and enhanced comfort throughout the seasons. The location is prime, with schools, shopping centres, parks, and the picturesque Lake Tuggeranong all within a five-kilometre radius.

12 Amherst Street is a blend of desirable features, a convenient location, and growth potential – a perfect match for a dream home. Don't miss out on this fantastic opportunity; contact us today to schedule an inspection and make this house your own!

Property features:

- Colourbond fencing around the property
- External security lighting with PIR sensors
- LED lighting throughout
- Ducted evaporative cooling and ducted gas heating
- Instantaneous hot water heating
- Secure lockable gates
- Swann security camera system
- Garden shed for extra storage

When it comes to location, 12 Amherst Street truly shines. Within approximately five kilometres radius you'll find several popular places such as:

- Approx 1 km: Local schools including Kambah High School
- Approx 2 km: Kambah Village Shopping Centre with various shops and amenities
- Approx 3 km: Tuggeranong Hyperdome – one of Canberra's largest shopping centres
- Approx 4 km: Namadgi National Park – perfect for nature lovers and outdoor enthusiasts
- Approx 5 km: Lake Tuggeranong – a picturesque spot for picnics, walks, and water activities

With its desirable features, convenient location, and potential for growth, 12 Amherst Street is a property that ticks all the boxes



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## More About this Property

**Property ID** 1DXHEDF92

**Property Type** House

**House Size** 102.83 m<sup>2</sup>

**Land Area** 716 m<sup>2</sup>

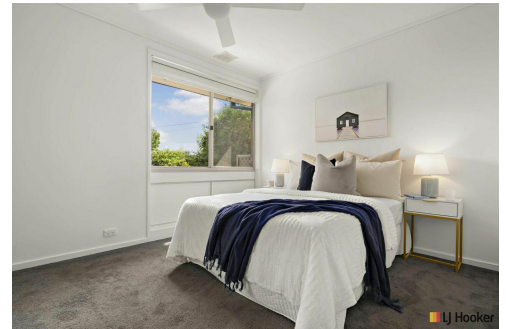
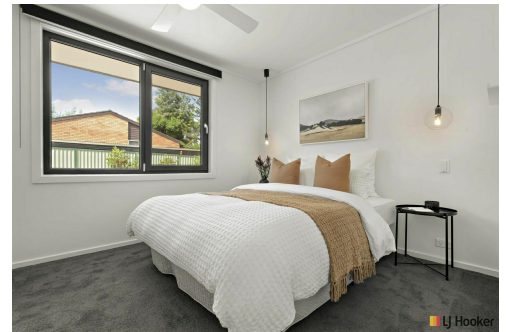
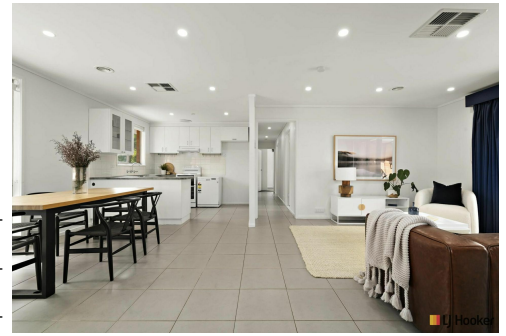
**EER** 1.5

### Ryan Hedley

Licensed Agent and Auctioneer ACT/NSW | Associate Director |  
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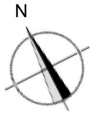
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

12 Amherst Street, Kambah

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