

12 Bowler Place, Kambah

Grand Family Living with Style, Space & Sophistication

Welcome to 12 Bowler Place, a meticulously designed family home offering expansive living, luxurious finishes, and enviable entertaining spaces, all tucked into a quiet cul-de-sac in sought-after Kambah.

From the moment you step inside, this home impresses with its scale and sophistication. With five generously sized bedrooms, including three with ensuites and walk-in robes, this residence is perfectly suited to large or multi-generational families.

The versatile floor plan spans two spacious levels, featuring multiple living zones, a media/lounge room, and an upstairs retreat, providing room for everyone to relax or gather.

At the heart of the home is a chef's kitchen that blends style and function with a vast island bench, high-end appliances, a full-length window splashback, and abundant storage. It flows effortlessly into the open-plan dining and living area, where sliding glass doors open to a beautifully finished alfresco entertaining zone, ideal for summer gatherings and family BBQs.

Inside, thoughtful touches like feature lighting, tiled & timber flooring,

5 3 2

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Manuka
(02) 6239 5551

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and statement finishes create a sense of modern elegance.

The double garage with internal access & Tesla battery, full-sized laundry, and ample storage throughout add practicality to luxury.

Set on a flat, family-friendly block in a peaceful street, this home is close to schools, parks, local shops, and arterial roads, offering convenience without compromising on privacy.

- Outstanding modern home
- Timber flooring throughout
- Five generously sized bedrooms, three with ensuites & walk-in robes
- Gourmet kitchen with quality appliances & walk-in pantry
- Expansive open-plan living & dining
- Separate lounge/theatre room + upstairs sitting area
- Seamless indoor-outdoor flow to covered alfresco
- Ducted reverse-cycle heating & cooling
- Double garage with internal access via the downstairs bedroom (ideal for multi-generational families or when utilised as an office)
- 13kw solar 2 inverter
- 15 kw Tesla battery with Tesla car battery included
- Easy maintenance backyard
- Positioned in a quiet cul-de-sac on a generous block

EER: 5.0

Rates: \$705pq (approx.)

Internal Living: 255.74sqm (approx.)

Block size: 647sqm (approx.)

Garage size: 41.53sqm (approx.)

Alfresco size: 13.43sqm (approx.)

Porch size: 10.52sqm (approx.)

Deck size: 10.35sqm (approx.)

UV: \$458,000 (2025)

Year Built: 2019

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

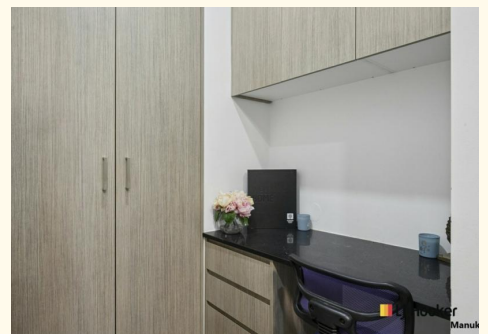


MORE DETAILS

Property ID 1U7HFMF
Property Type House
House Size 255 m2
Land Area 647 m2
EER 5
Including Air Conditioning
Ducted Cooling
Ducted Heating
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Solar Panels

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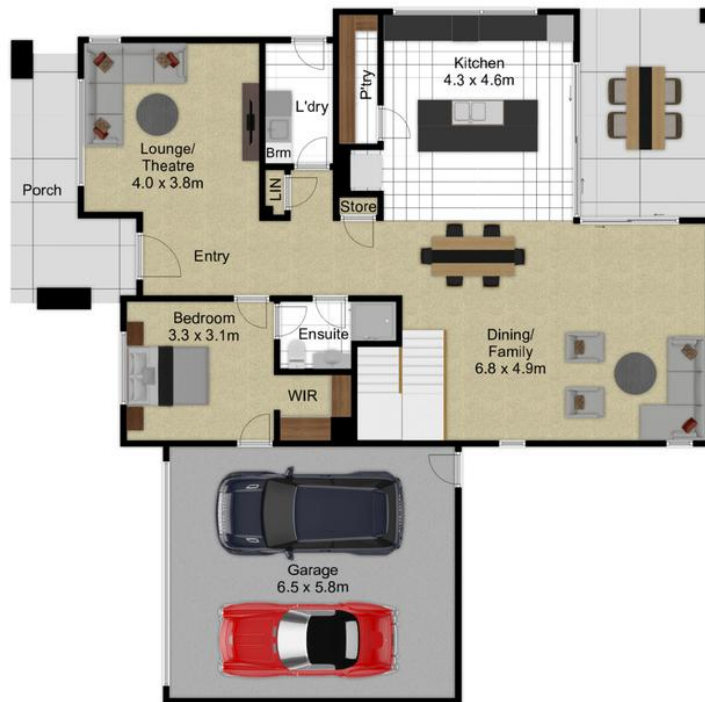
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First Floor



Ground Floor



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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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