



Kambah, 15 Attiwell Circuit

A Charming Home in a Quiet Location

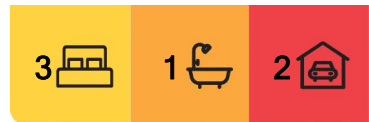
Nestled in a quiet, family-friendly location, this well-kept home offers space, comfort, and practicality on a generous block. The bright, open-plan living, dining, and kitchen area creates a seamless flow, perfect for everyday living and entertaining alike. The kitchen boasts ample bench space and storage, making meal prep effortless while keeping you connected to the heart of the home.

Three bedrooms, share a central bathroom and separate toilet, delivering practical convenience for families. Step outside to a fully fenced backyard that provides a safe, private space for children and pets, complemented by a covered outdoor area designed for year-round enjoyment.

With a single garage and easy access to local schools, shops, parks, and transport, this home offers an excellent opportunity for first-home buyers, growing families, or investors seeking value and versatility in a sought-after location.



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
\$770,000+

View
ljhooker.com.au/35GTGCY

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EER ★★★★★

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Features:

- Open-plan living, dining, and kitchen area
- Well-equipped kitchen with gas cooktop
- Three bedrooms
- Split-system air conditioning in living area
- Ceiling fans in main bedroom and one other bedroom
- Central bathroom with separate toilet
- Covered outdoor entertaining area
- Fully fenced backyard, ideal for children or pets
- Single garage with external access only
- Close to schools, shops, parks, and public transport

Proximity to Amenities:

- Kambah Village Shopping Centre - 5-minute drive
- Woden Town Centre - 10-minute drive
- Public transport - bus stops within walking distance, with services every 15 minutes
- Local parks and walking trails - including McQuoids Hill Woodland Reserve and Mount Taylor Woodland Reserve
- Namadgi School - 3-minute drive
- Canberra Hospital - 12-minute drive
- Australian National University (ANU) - 17-minute drive
- Canberra CBD - 15-minute drive

More About this Property

Property ID	35GTGCY
Property Type	House
House Size	101 m2
Land Area	610 m2
EER	1

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15 Attiwell Cct, Kambah

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.

APPROXIMATE AREAS	
Internal Area	98 sqm
External Area	54 sqm
Total Area	152 sqm

 **LJ Hooker**
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