



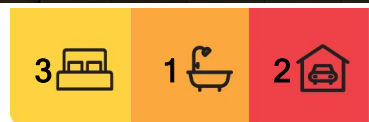
Kambah, 15 Forrest Place

ULTIMATE POTENTIAL, PERFECTLY POSITIONED ON LARGE 1,125M2 FLAT BLOCK

Situated on a massive 1125m2 block in a perfect quiet cul de sac, a short walk from local schools, parks, shops and playgrounds, lies this functional three-bedroom home; providing a rare combination of the practical essentials and incredible potential often desired by young and growing families. The home has been insulated contributing to a favourable EER and a comfortable home.

Set back from the road for ultimate privacy, the home benefits from it's large block size and embraces a rare, yet highly desired spacious front garden. Stepping inside, there is plenty of space for segregated living and dining, large windows embracing leafy aspects, north-east facing from the front. The kitchen delightfully looks over the backyard.

3 bedrooms are on offer, two with built in robes, serviced by the large and centrally located bathroom. There is also a spacious, separate laundry and two storage/linen cupboards.



For Sale
\$775,000 +

View
ljhooker.com.au/HY6H5W

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EER ★★★★★

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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.

Year-round comfort is provided by ducted, reverse cycle heating and cooling throughout.

The outdoors has been tailored for entertaining, with a generous, covered entertaining area overlooking the sprawling flat lawn and lemon tree. The garden is a blank canvas and untapped potential, welcoming your own landscaping if desired, or simply embrace the easy-care space on offer. Car accommodation is provided by an oversized single garage plus single carport.

Close by is Mt Taylor Nature reserve, Taylor Primary and other quality schools, plus Kambah Village Shopping Centre and easy access to the Tuggeranong Parkway for a 15-minute commute into the City. Altogether, this charming property presents a rare opportunity to incorporate your own style, whilst providing the space and convenience your family will enjoy for years to come.

Features:

- Spacious, flat 1,125m² block
- Quiet cul-de-sac
- North-east facing
- Expansive rear backyard, delightfully easy care with fruit trees
- Kitchen with electric cooking, overlooking backyard
- Bathroom with combination bath and shower
- Spacious separate laundry
- Single garage plus single carport
- Ducted electric reverse cycle air-conditioning
- Built-in robes to two bedrooms
- Covered, paved outdoor entertaining area
- Large water tank
- Views through to Mount Taylor
- Array of fruit trees include apple, fig, pear, apricot, cherry, pomegranate, feijoa and lemon

Land size: 1,125m²

Living size: 102m² living + 31m² garage + 25m² carport (approx.)

Land value: \$544,000 (2024)

Rates: \$3,456.56 p.a (approx.)

Land tax: \$6,557.60 p.a (approx.) (only if rented)

Construction: Ex-Gov residence circa 1970s

EER: 4 stars

* Agent Interest



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More About this Property

Property ID	HY6H5W
Property Type	House
House Size	158 m2
Land Area	1125 m2
EER	4

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
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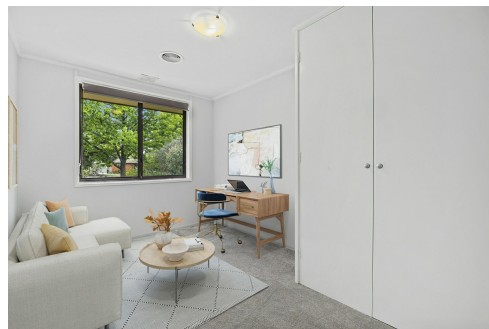
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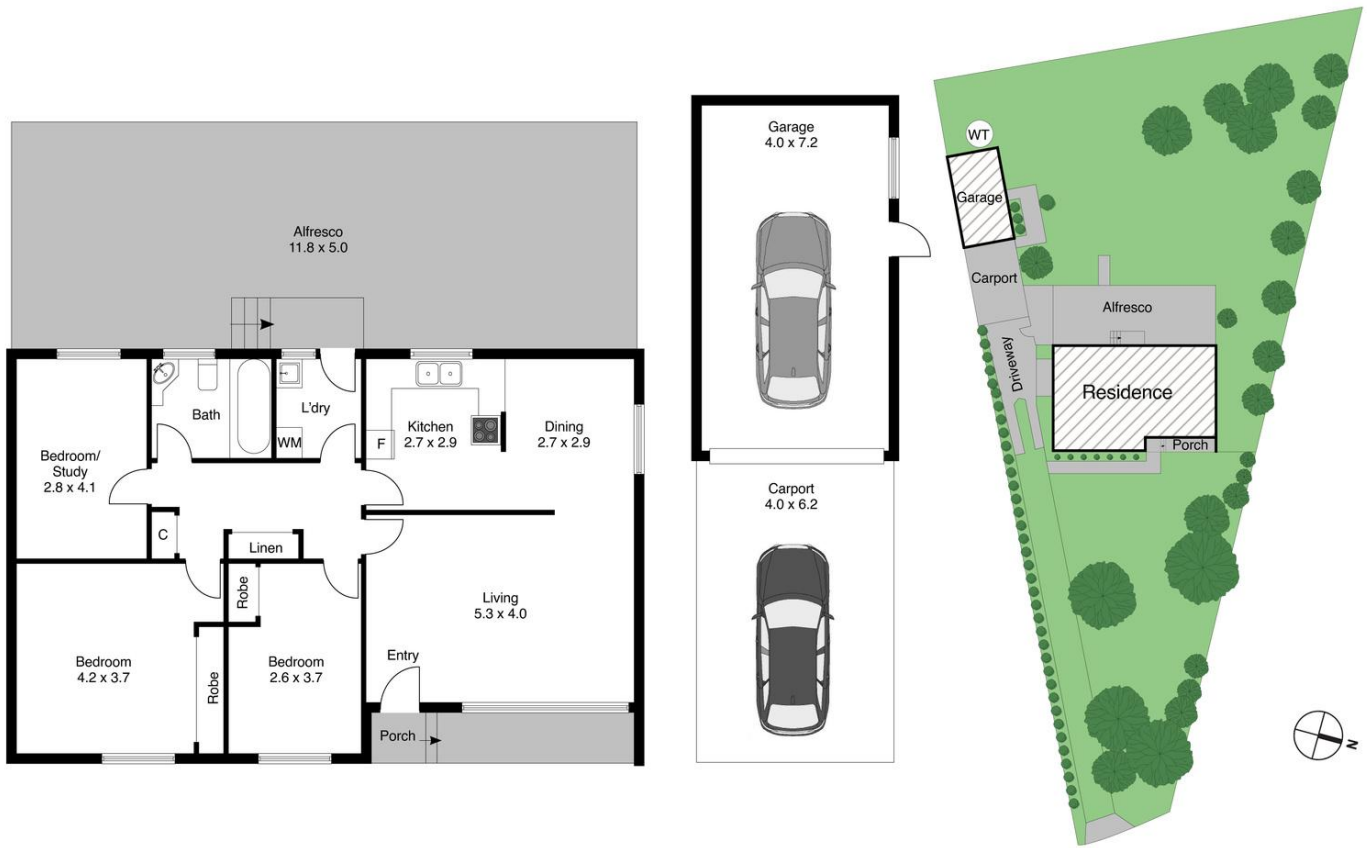
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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