






15 McConnel Crescent, Kambah

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Big on space, big on heart: A family home that hits the sweet spot

Set high in Kambah heights, this substantial five-bedroom, two-bathroom home has the space, flexibility and lifestyle modern families crave. Backing Mount Taylor Reserve, with bushland trails and sweeping Brindabella views, it hits the sweet spot between practicality, character and connection to nature.

Light-filled living on two levels: At its heart is a generous open-plan living zone where wraparound windows with remote-controlled blinds flood the main lounge with light. French doors extend the living to a peaceful terrace, while a separate dining area creates a dedicated space for family meals. Upstairs, a second living area opens onto a large deck with Brindabellas views and snow-capped peaks in winter.

A kitchen built for busy family life: Designed to keep up with families on the go, the updated kitchen combines style and functionality. Stone benchtops, a five-burner gas cooktop, 900mm oven, Bosch dishwasher and soft-close cabinetry provide excellent storage and performance, while an eat-in bench creates a natural hub for casual meals and homework sessions.

FOR SALE
\$1,150,000+

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Flexible floorplan across two levels: Downstairs are three bedrooms including a master with ensuite, two more bedrooms and a separate study. Upstairs, bedrooms four and five connect with the second living space, making this level perfect for older kids, guests or extended family. A powerful 13.3kW solar system supports ducted heating and cooling, while instant hot water adds everyday efficiency.

Bushland setting, city convenience: Outside, the paved entertaining area, lawn, veggie gardens and magical cubby house create space to relax and play. Mount Taylor and its bike paths and nature trails are right behind you, quality schools are close by, the local coffee shop is an easy walk, and Kambah Village, Tuggeranong and Woden town centres are a few minutes' drive. This is a sweet opportunity to secure a generous family home with heart, views and lifestyle. Move quickly to make it yours today!

Why you'll love it:

- Substantial five-bedroom home, plus study, on a generous 937m² block
- Light-filled lounge and dining room, upstairs living room with large deck and Brindabella views
- Fresh paint and brand-new carpet throughout
- Modern kitchen with stone benchtops, Fisher & Paykel 5-burner gas stove and 900mm oven, Bosch dishwasher, soft close cabinetry with lots of storage
- Master bedroom with ensuite and built-in robes, plus four more bedrooms, all with built-in robes
- Electric honeycomb blinds in family and master
- Practical family bathroom with large bath and separate shower
- Paved outdoor entertaining area, cubby house, lawn space, veggie gardens and shed
- Bushland setting with Mount Taylor trails at your doorstep
- 13.3kW solar system, ducted reverse-cycle heating and cooling, instant gas hot water
- Double garage with excellent storage and rear access
- Family-friendly neighbourhood close to schools, shops and town centres

" Living space: 205m²

" Block size: 938m²

- Rates: \$3,482 per annum
- Land Tax: \$5,377 per annum (If applicable)
- EER: 1 star

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

EER  A row of six stars, with the first star on the left being yellow and the remaining five stars on the right being grey.

MORE DETAILS

Property ID	CSWHQH
Property Type	House
House Size	205 m ²
Land Area	937 m ²
EER	1

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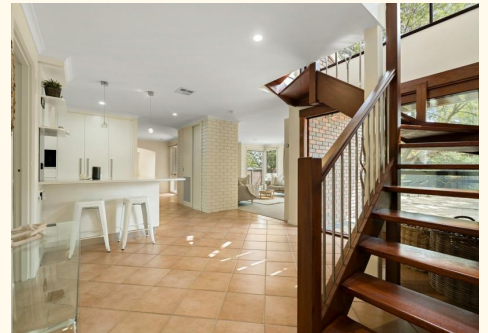
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Ground Level

Upper Level

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.

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