



Kambah, 16 Lovegrove Place

The Ideal Starter Home

Auction Location: On Site

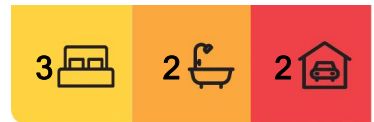
Welcome home to 16 Lovegrove Place, Kambah

This home presents immaculately for upsizers and first home buyers looking for a start to suburban family living. It includes all the essentials and some bonus features to boot.

Location, location, location! An evergreen saying in Real Estate, and this stunning home does not disappoint. The home is situated at the end of a quiet cul-de-sac, siding green reserve and with views peaking to the Brindabellas from the elevated deck in the backyard. The locale has you positioned in the heart of Kambah and walking distance to the nearby Mannheim Café and suburban



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

Auction

View

ljhooker.com.au/GWBH5W

Contact

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EER ★★★★★

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grocer, this home is sure to tick all the boxes.

Step inside the property and be greeted by the wonderful laminate timber flooring. The kitchen and two living spaces welcome you inside. The breakfast bar awaits lazy weekend mornings, and the elevated deck beckons for barbeques with your nearest and dearest into the summer evenings.

The master bedroom brings sophistication and comfort with an ensuite, built in robe and it's own dedicated split system air conditioner providing separation from the main bathroom, and secluded comfort in your private sanctuary. One other bedroom comes equipped with its own built-in wardrobe.

The main living space is light and spacious, with a ceiling fan and split system air conditioner installed for your year-round comfort. The secondary living space breaks off the kitchen for convenience during mealtimes.

The fully enclosed backyard has been wonderfully laid out for low maintenance living or presents the perfect canvas to create your living masterpiece. The oversized double garage with additional undercover parking for two further vehicles makes for the perfect workshop, gym, or plenty of storage. Additional vehicle storage is available via the hardstand, accessible from the front fence.

Bedrooms: 3

Bathrooms: 2

Parking: 4+2

Block Size: 750m²

Living Size: 223m²

UV: \$487,000

Rates: \$2,801 p.a.

Land Tax (if applicable): \$4,560 p.a.

For further information, or to arrange a private inspection please contact Charles Martin

0414 544 796 or Jack Flynn 0424 674 416



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More About this Property

Property ID	GWBH5W
Property Type	House
House Size	110 m ²
Land Area	750 m ²
EER	1

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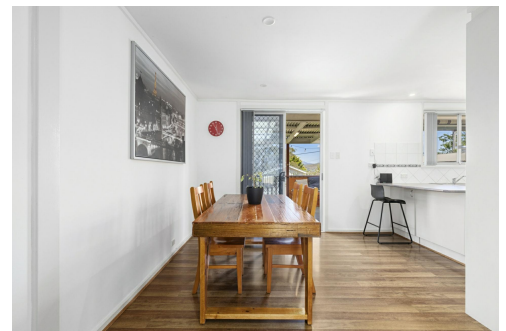
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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