



17 Buckley Circuit, Kambah

## Where Space Meets Elevated Family Living




Auction Location: On Site - 17 Buckley Circuit, Kambah

Spacious, versatile, and thoughtfully designed, this impressive family home blends comfort, functionality, and standout entertaining features across multiple levels.

From the moment you step inside, you're welcomed by a generous entry that flows into a light-filled living zone, complete with a cozy open wood fireplace, perfect for Canberra's cooler evenings. Energy efficiency and comfort are further enhanced with double glazing throughout the entire home, helping to maintain year-round temperature control and reduce outside noise.

At the heart of the home, the well-appointed kitchen impresses with gas cooking, a dishwasher, stainless steel appliances, an inbuilt wine rack, a ducted range hood, and an abundance of bench space. Seamlessly connecting to the dining and family areas, it creates a central hub for effortless everyday living and entertaining.

The main bedroom is a true showstopper. An expansive retreat of approximately 34m<sup>2</sup>, complete with a walk-in robe leading to a private,

6  3  4 

### AUCTION

Sat 16th May @ 1:30PM

### VIEW

Sat 25th Apr @ 1:00PM - 1:30PM

### AGENTS

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### AGENCY

LJ Hooker Canberra City

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generously sized ensuite featuring floor-to-ceiling tiles and a striking open shower with double waterfall heads.

Upstairs, a private retreat offers two generously sized bedrooms, each with built-in robes and ceiling fans, both serviced by their own bathroom, ideal for teenagers, guests, or extended family. Downstairs, the remaining three bedrooms are well-proportioned, all with built-in robes and serviced by a stylish central bathroom. Altogether, the home boasts three bathrooms, ensuring comfort and convenience for the whole family.

Step outside and you'll discover a versatile outdoor entertaining area that is quite literally made for entertaining. Complete with an external open wood fireplace and a pizza oven, it's the ultimate setting for gatherings with family and friends. Low-maintenance gardens with artificial turf surround the home, meaning you can forget about mowing lawns all weekend and instead focus on enjoying the lifestyle like perfecting your pizza-making skills!

Storage is a standout feature throughout, with extensive built-in options, dedicated storage rooms, under-house storage, and a double garage providing ample space for vehicles and additional belongings. Practical additions like a laundry chute and ducted electric heating and cooling ensure everyday convenience is well covered. Premium finishes such as solid Tasmania oak timber flooring add warmth and timeless appeal. Energy efficiency is also front of mind, with double glazing throughout the entire property and a substantial solar system helping to reduce running costs.

Conveniently located to enjoy both lifestyle and amenity, the home is just moments from Kambah Village Shopping Centre a well-loved local hub for everyday essentials, cafés, and services. It's also home to the iconic Little Theo's Takeaway, a favourite among locals. Families will appreciate the proximity to quality schools, parks, and walking trails, while easy access to major arterial roads ensures a smooth commute to the wider Canberra region.

This is a home that truly delivers on space, comfort, and lifestyle, perfect for families who want room to grow without compromising on quality.

Block: 683m<sup>2</sup>

Internal: 281m<sup>2</sup>

EER: 4 Stars

Rates: \$3,102 P.A ( Approx )

Land Tax: \$5,497 P.A ( Approx )

#### Features:

- Double glazing throughout
- Architecturally designed extension
- Light-filled living area
- Internal open wood fireplace
- External open wood fireplace
- Gas cooking
- Dishwasher
- Stainless steel appliances
- Inbuilt wine rack
- Ducted range hood
- Ample bench space in kitchen
- Open-plan kitchen, dining and family area
- Walk-in robe to main bedroom
- Ensuite with floor-to-ceiling tiles
- Open shower with double waterfall shower heads
- Two upstairs bedrooms with built-in robes
- Ceiling fans in upstairs bedrooms

- Private upstairs bathroom servicing both bedrooms
- Three additional downstairs bedrooms with built-in robes
- Central downstairs bathroom
- Total of three bathrooms
- Outdoor entertaining area
- Outdoor Pizza oven
- Low-maintenance gardens
- Artificial turf (no mowing required)
- Extensive storage throughout
- Dedicated storage rooms
- Under-house storage
- Double garage
- Laundry chute
- Ducted electric heating and cooling
- Solid Tasmania oak timber flooring
- Solar system for energy efficiency

#### Whats Nearby:

- Here's a simple dot-point list for 17 Buckley Circuit, Kambah:
- St Thomas the Apostle Primary School 0.2 km
- " Galileo Early Learning (childcare) 0.3 km
- " Little Theo's Takeaway 0.3—0.4 km
- " Local bus stops (Buckley Circuit / Carleton St) 0.2—0.4 km
- " Neighbourhood parks/green spaces 0.2—0.5 km
- Kambah Village Shops .2 km
- " Taylor Primary School 1.3 km
- " Namadgi School (K—10) 2.1 km
- Chapman Primary School 2.7 km
- Coleman Court (Weston Creek shops) 4.3 km
- Tuggeranong Hyperdome 4.3 km
- " Canberra Hospital 6 km
- " Canberra City (Civic / CBD) 16—18 km
- " ANU 12—13 km

#### MORE DETAILS

Property ID	2FG9FHK
Property Type	House
Land Area	683 m2
EER	4

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