

## Kambah, 17 Morant Circuit

### A HIDDEN GEM FOR FAMILIES OF ALL AGES

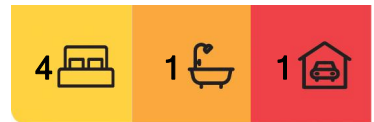
This fantastic 4-bedroom, 1-bathroom gem in the highly sought-after suburb of Kambah is the perfect starting point for first home buyers or families looking to settle into a vibrant community! Freshly painted throughout, this home is ready to welcome its new owners with open arms, and with a huge 926sqm block, the possibilities are endless!

This family home features spacious light filled living and dining areas positioned directly across from beautiful reserve greenspace, offering peaceful views and a serene environment, with complete privacy from the front. The kitchen is positioned in the heart of the home with an abundance of storage and a walk in pantry. The perfect home for family gatherings as well as the hustle and bustle of a growing family.

Boasting four well-sized bedrooms with built in robes to three, this home offers comfort and privacy for all. The bathroom is conveniently positioned amongst the bedrooms and is ready for your personal touch.



**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/J39H5W](http://ljhooker.com.au/J39H5W)

**Contact**  
**Gabby Woods**  
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**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

The large corner block that gives you endless room and potential for extension, development or to create your own outdoor haven. Whether you want to expand the home or build the backyard of your dreams, there's plenty of space to make it happen.

Located in the heart of Kambah, this home is just minutes from local parks, schools, and shopping centres, everything you need is within reach! The perfect place for families or first home buyers to create lifelong memories. Only a short drive to Kambah Village Shops, Namadgi School, Taylor Primary School, and other essential amenities as well as Just a 10-minutes to South Point Shopping Centre and Lake Tuggeranong.

#### Property Features:

- Sought after location, positioned in a quiet loop of Kambah.
- Light filled living and dining area, overlooking serene greenspace.
- Functional kitchen with walk in pantry, fridge, dishwasher, oven and electric cooktop included.
- Two separate living areas.
- Four bedrooms with built in robes to three.
- Outdoor entertaining area, overlooking the expansive backyard.
- Single carport
- 926sqm corner block, perfect for extending or developing.
- Walking distance to the local Kambah village shops.

Block Size: 926m<sup>2</sup> (approx.)

Living Size: 144m<sup>2</sup> (approx.)

Land Value: \$568,000 (2024 )

Rates: \$3,574 p.a (approx.)

Land Tax: \$6,855 p.a (approx.)

EER: 0.5 stars

## More About this Property

<b>Property ID</b>	J39H5W
<b>Property Type</b>	House
<b>House Size</b>	143 m <sup>2</sup>
<b>Land Area</b>	926 m <sup>2</sup>
<b>EER</b>	0.5
<b>Including</b>	Evaporative Cooling Floorboards Built-in-Robes

### Gabby Woods 0449 901 115

Sales Associate | gabby.woods@ljhwodenweston.com.au

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |

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### LJ Hooker Woden | Weston (02) 6288 8888

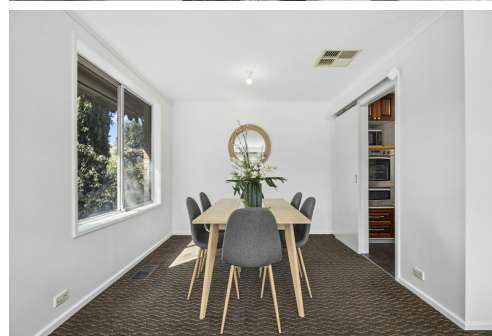
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# 17 Morant Circuit KAMBAH



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.