



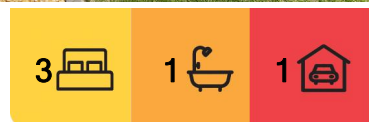
## Kambah, 19 Morrison Street

### Charming Family Home with Lush Garden Surrounds

Nestled in the heart of Kambah, this hidden gem is the perfect haven for first-home buyers and downsizers alike. Beautifully updated and surrounded by picturesque gardens, this low-maintenance home offers style and comfort in a top location. With two spacious living areas, three bedrooms and a large outdoor space, this property is ideal for families seeking a warm and inviting home.

Bathed in natural light, the northerly living areas create a welcoming atmosphere throughout the day. The formal lounge and dining rooms provide plenty of space for family gatherings, while the heart of the home is the stunning, fully renovated kitchen. With gleaming stone benchtops, Westinghouse appliances and a central island, it's the perfect spot to cook, dine and spend time with loved ones.

The bright and airy family room flows out to the expansive undercover terrace-perfect for year-round entertaining, leading to beautifully manicured lawns, veggie patches and flower



**For Sale**  
\$745,000+

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**EER** ★★☆☆☆☆

**LJ Hooker Tuggeranong**  
(02) 6189 0100



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beds. The master bedroom boasts wall-to-wall robes, while two additional bedrooms offer flexibility for a home office, guest room or hobby space. The updated family bathroom is a delight with an oversized rain shower, heated towel rail and crisp white cabinetry. With 12 solar panels, underfloor heating, ducted heating and evaporative cooling, the home is energy-efficient and ensures your comfort no matter the season.

Conveniently located walking distance to schools, shops, parks and public transport, you're also minutes from Tuggeranong and Woden town centres, with the city a quick drive on the Tuggeranong Parkway. With easy access to bike paths, playgrounds and green spaces, it's the perfect spot for families to enjoy the best of suburban living. Act quickly-this beautiful home won't be on the market for long!

#### Features:

- Beautifully presented 3-bedroom, 1-bathroom family home
  - 12 solar panels, underfloor heating, ducted gas heating and evaporative cooling
  - Bright formal lounge and dining with garden views, plus sun-filled family room
  - Fully updated kitchen with stone benchtops, large island, Westinghouse oven, electric cooktop and ample storage
  - Large undercover entertaining area leading to pristine lawn, veggie patches and landscaped gardens
  - Master bedroom with wall-to-wall robes, plus two additional bedrooms with built-in robes
  - Updated family bathroom with oversized dual rain shower, heated towel rail and stylish cabinetry
  - Separate laundry with rear access
  - Single carport plus additional off-street parking, including secure space for a caravan or boat
  - Large garden shed, Colorbond fencing, backing onto green space with walking paths
  - Walking distance to local shops, schools, and public transport, with fast access to Tuggeranong, Woden and the city
- 
- Living space: 118m<sup>2</sup>;
  - Carport: 18m<sup>2</sup>
  - Land size: 465m<sup>2</sup>;
  - House built: 1986
  - Rates: TBC per annum
  - Land tax: \$2,890 per annum (if applicable)
  - EER: 2 stars

#### 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.



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## More About this Property

<b>Property ID</b>	CC0HQH
<b>Property Type</b>	House
<b>House Size</b>	118 m <sup>2</sup>
<b>Land Area</b>	466 m <sup>2</sup>
<b>EER</b>	2

### Sally McCallum 0410 835 087

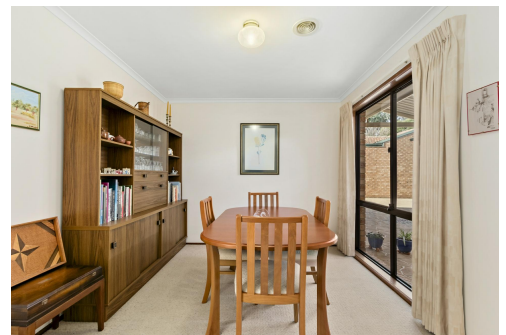
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### LJ Hooker Tuggeranong (02) 6189 0100

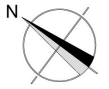
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

19 Morrison Street, Kambah

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