

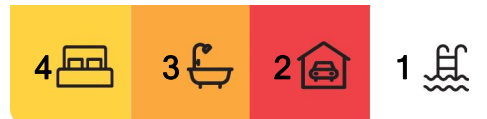


Kambah, 3 Lawrence Crescent

Much loved family home with exquisite panoramic mountain views

A much-loved family home, only one owner, being offered to the market for the first time. Perfectly poised to showcase the rolling hills that surround it, this generous 277m2 home is spread abundantly over two glorious levels and poised on a 1279m2 block. This home leaves no compromise - a blue-chip location, beautifully maintained with flexible dual living options, this home is ready for its new buyers to live in and love, with the opportunity of adding your own personal touches if desired to make it your own.

With a commanding street presence, easy care gardens and plenty of space for guests to park, you are welcomed to the home by the large wrap around patio, giving you the first sight of the stunning views that surround. As soon as you step inside, the quality and craftsmanship is immediately apparent. A spacious formal living area sits at the front, complete with a bar, chandelier and large windows to enjoy the mountain aspects. The formal dining room is generous in size and flows effortlessly to the kitchen, which has been



For Sale
\$1,349,000 +

View
ljhooker.com.au/HDXH5W

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EER ★★☆☆☆☆

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updated to include stone benchtops, double oven, dishwasher with a view over the backyard. There is an additional family room adjacent, the kitchen and family room harnessing the stunning views, with easy flow out to the rear balcony.

Accommodation is provided courtesy of four large bedrooms located on the upper level, three with built in wardrobes, the master with ensuite and study nook. Another unique feature making this home truly special, is the rear sunroom/sparoom, accessed by both the master bedroom or large laundry. Offering an oversized spa and shower, this spacious and relaxing haven offers plenty of room to relax or entertain. Three bedrooms are serviced by the master bathroom, with separate bath and shower, plus a separate powder room.

Downstairs you will be surprised by the additional living quarters, this wonderful space is perfect for private living, interstate guests, a teenagers' retreat or au pairs accommodation with private external access. There is an open plan living or studio space with benches and sink, ideal use or conversion to a kitchenette, plus an electric fireplace and full-sized bathroom. This also includes access to the oversized double garage with incredible under house storage.

Outdoors leaves nothing to be desired, entertaining options are endless across this large space with flat grassed lawns, solar heated pool, covered and uncovered paved alfresco areas and BBQ area, surrounded by established easy care gardens, including a thriving lemon tree.

Designed with convenience in mind, there is a long list of additional features, including a ducted vacuum, ducted gas heating and evaporative cooling, sprinkler system, Rinnai continuous hot water system and many more.

Be quick as opportunities like this are once in a lifetime.

Features:

- Panoramic mountain views
- 1279m² block
- 4 bedroom main residence with teenagers retreat/guest quarters
- Three separate living areas, formal lounge with chandelier and bar
- Updated kitchen with stone benchtops, double oven and dishwasher
- 4 bedrooms, 3 with built in robes
- Master with study nook, ensuite and access to spacious spa room with oversized spa and shower plus extra relaxation/entertaining space
- Main bathroom with bath, shower and separate WC
- Teenagers retreat with/guest accommodation with sink facilities and full bathroom
- Solar heated pool, flat grassed areas, covered and uncovered alfresco entertaining areas and BBQ area
- Ducted gas heating, evaporative cooling, electric fireplace downstairs
- Ducted vacuum, sprinkler system, Rinnai continuous hot water

Land size: 1297m² (approx.)

Living size: 277m² living + 66m² garage (approx.)

Land value: \$627,000 (2023)

Rates: \$3,384 p.a (approx.)

Land tax: \$5,853 p.a (approx.)

Construction: 1977



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EER: 2 stars

More About this Property

Property ID	HDXH5W
Property Type	House
House Size	343 m ²
Land Area	1279 m ²
EER	2
Including	Study Evaporative Cooling Pool Spa Balcony Dishwasher Built-in-Robes

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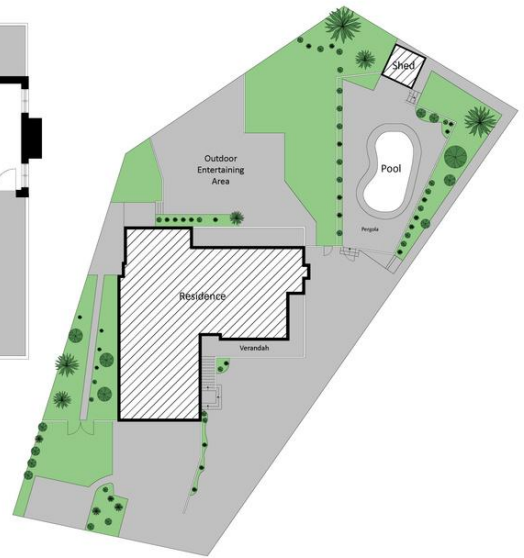
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Lower Level



Upper Level



Site Plan



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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