



31 Tepper Circuit, Kambah

Character, Comfort and Convenience in the Heart of Kambah

Auction Location: On Site

31 Tepper Circuit, a home that perfectly blends character, comfort, and convenience. Tucked away just off Drakeford Drive yet moments from Kambah Village, this home offers the ideal balance between peaceful living and easy access to everything you need.

Step inside and you'll immediately be struck by the raked ceilings with exposed trusses and elevated flooring, giving the home a warm and stylish feel. The renovated kitchen has been thoughtfully extended, featuring quality finishes and plenty of storage.

Two bedrooms are fitted with custom wardrobes, split-system air conditioning, and ceiling fans, ensuring year-round comfort.

The spacious backyard is ideal for families, complete with a garden and ample space to enjoy the outdoors. Additional features such as solar panels, gas heating, and a large two-car garage add further practicality and appeal.

3 1 2

FOR SALE
Auction 29/11/2025

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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With its updated interiors, modern comforts, and a location that's just a 10-minute walk to Kambah Shops, this home represents an excellent opportunity for first-home buyers, downsizers, or investors alike.

Don't miss your chance to make this charming property your own, inspect today and experience the best of Kambah living.

- Thoughtfully updated three-bedroom home in a quiet loop street
- Modern kitchen with 900mm stainless steel oven, five-burner gas cooktop, excellent storage, and garden outlook
- Spacious bedrooms, two with built-in wardrobes and custom cabinetry
- Stylishly updated bathroom with separate bath and toilet
- Ducted gas heating and split-system air conditioning for year-round comfort
- Expansive rear garden with ample space for children and pets to play
- Tandem double garage with rear roller door access
- Solar power system for energy efficiency
- Convenient location close to Kambah Village, schools, and major arterial roads to Woden, Tuggeranong, and the City

EER: 1.5

Rates: \$755.60pq (approx.)

Land Tax (for investors): \$1,375.45pq (approx.)

Internal Living: 117.52sqm (approx.)

Garage size: 59.70sqm (approx.)

Block size: 696sqm (approx.)

UV: \$472,000 (2025)

Year Built: 1975

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

MORE DETAILS

Property ID	1UA0FMF
Property Type	House
House Size	117 m2
Land Area	698 m2
EER	1.5
Including	Air Conditioning Dishwasher Built-in-Robes

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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.

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