



34A Bullock Circuit, Kambah

## Modern home only 6 years old with low maintenance yard and siding reserve

Reward yourself with a high-end home that delivers premium style and thoughtful design without sacrificing space or quality. Completed in 2020, and still presenting like new, this four-bedroom, two-bathroom home stands out for its refined living spaces, designer kitchen and impressive master suite.

Design meets daily life: Open-plan living combines clean design and leafy park views, creating a space you'll love to come home to. Floor-length windows and a skylight draw in natural light, bouncing off gleaming hybrid flooring and enhancing the sense of space. At the centre, the elegant kitchen brings the wow factor with a stone island, feature lighting, quality appliances and sleek cabinetry.

Outdoor living made easy: Sliding doors extend the living to a covered entertaining area, for a true second living zone. The low-maintenance landscaped backyard keeps things simple, while the green space beyond adds openness and room for kids to run amok, without the upkeep.

4  2  2 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

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Space, privacy and a touch of luxe: Clever design places the master suite at the front, with a walk-in robe and indulgent ensuite with oversized shower and matte black finishes. At the rear, three more bedrooms pair with the luxurious family bathroom, perfect for kids or guests.

A setting that completes the picture: Opposite parkland and close to schools, shops, cafés and main link roads, the location balances convenience with a real sense of space. With easy access to Tuggeranong and the city, this is a location that keeps life simple and connected. Properties of this quality and position don't stay on the market long. Move fast to make it yours!

Why you'll love it:

- 4-bedroom, 2-bathroom executive home in near-new condition
- Parkland position with views across green open space
- Light-filled open-plan living and dining with wraparound windows
- Designer kitchen with stone bench, island, dishwasher and Franke Swiss inspired oven and cooktop
- Covered outdoor entertaining deck with built-in lighting and fan and spacious back garden
- Segregated master suite with walk-in robe and luxury ensuite with huge shower
- Three additional bedrooms in separate wing with premium family bathroom with separate bath
- Ducted heating and cooling plus LED lighting throughout
- Quality finishes including custom double sunshade and blackout blinds
- Double remote garage with internal access plus additional off-street parking
- Close to local shops, schools and nature, just a short drive to major centres

- Living space: 129m<sup>2</sup>
- Garage: 39m<sup>2</sup>
- Land size: 379m<sup>2</sup>
- House built: 2020
- Rates: \$753 per quarter
- Land tax: \$1,022 per quarter (if applicable)
- EER: 4.5 stars

## MORE DETAILS

Property ID	CUFHQH
Property Type	House
House Size	168 m <sup>2</sup>
Land Area	379 m <sup>2</sup>
EER	4.5

**Sally McCallum 0410 835 087**

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