



## Kambah, 39 Bosworth Circuit

Your entry into Kambah!

Auction - Price guide \$579,000+

If you are looking for an entry into the market, then have a closer look at this! Full of sunlight and great potential, this single-level home is a fantastic opportunity to break into the market whether you are a first-time home buyer, investor or just looking to upsize. Bordered by the Murrumbidgee River corridor and the Brindabella Ranges, Kambah is a well-established suburb with nature on your doorstep, yet a 10-minute drive to everything good Canberra has to offer. It is also located at the northernmost tip of Kambah, close to the shopping centre and with easy access to Weston Creek, Woden, Tuggeranong and the Tuggeranong parkway.

This four-bedroom home features 4 generously sized bedrooms, two separate living areas, a separate bath, shower, and toilet. There is an abundance of light that streams through the living areas. The property has a lovely north-facing, private rear yard that is ideal for a



**For Sale**  
\$579,000+

**View**  
Sat 9th Nov @ 12:30PM - 1:00PM

**Contact**  
**Andrew Grenfell**  
0424 858 529  
andrew.grenfell@ljdickson.com.au



**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.

EER ★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111

trampoline and is also secure for pets.

Block: 371m2

Internal: 122m2

Carport: 38m2

EER: 1

Features:

- 4 bedrooms
- Main bathroom with separate bath and shower
- New light fittings
- New curtains
- New clothesline
- Sun filled home with floor to roof windows facing onto a private courtyard and clever use of skylights.
- Double carport with enclosed storage
- Newly refurbished hot water system
- 3 separate rooms for bath, shower and toilet to suit busy families.
- Well maintained, low-maintenance garden.
- 2 living areas
- Reverse cycle air conditioning
- Electric cooking
- Electric hot water
- Easy access to the Tuggeranong Parkway
- Walking distance to public transport, schools, the Kambah Village shops

Rates: \$2,134 p.a

Land Tax: \$3,008 p.a

Tenanted at \$630 per week. tenancy fixed - 10th June 2025

## More About this Property

<b>Property ID</b>	1HKKZJF92
<b>Property Type</b>	House
<b>EER</b>	1

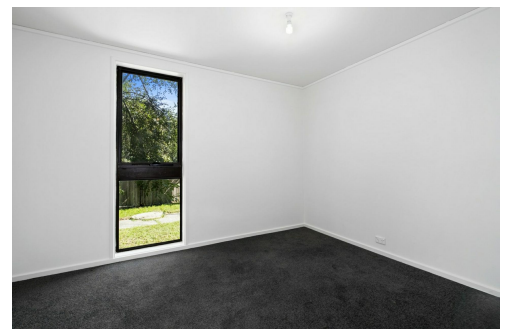
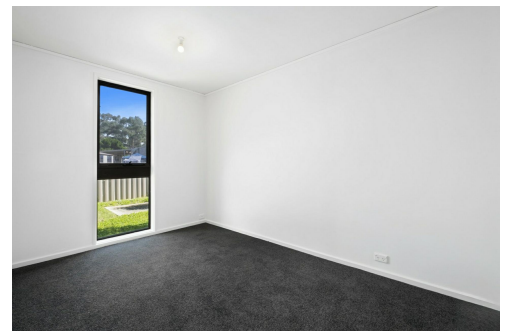
**Andrew Grenfell 0424 858 529**

Licensed Agent ACT | [andrew.grenfell@ljhdickson.com.au](mailto:andrew.grenfell@ljhdickson.com.au)

**LJ Hooker Dickson (02) 6257 2111**

36 Woolley Street, DICKSON ACT 2602

[dickson.ljhooker.com.au](http://dickson.ljhooker.com.au) | [info@ljhdickson.com.au](mailto:info@ljhdickson.com.au)



**LJ Hooker Dickson**  
**(02) 6257 2111**

**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.