



## Kambah, 4 Beilby Place

### A PLACE TO CALL HOME

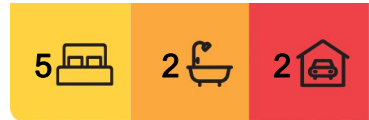
Positioned in a private pocket of Kambah, in a quiet cul-de-sac, this generous single level 5-bedroom home is incredibly charming, boasting incredible space inside and out, with a functional floor plan. The home is well positioned on a large and flat 978m2 parcel of land and has been so perfectly designed for a family, with room to entertain.

Easy care established gardens provide both privacy and a beautiful entrance. Stepping inside, you will be pleasantly surprised by the incredibly large formal living area, embracing a northerly aspect for wonderful light and setting the scene for entertaining or relaxing. At the hub of the home is the kitchen, immaculately maintained offering plenty of bench and storage space, electric cooking and dishwasher. The separate formal dining/family area flows with ease between the kitchen and outdoors, making family celebrations a breeze.

Accommodation is provided by 5 generous bedrooms with ultimate flexibility. The master bedroom is exceptionally well sized, featuring dual walk-through robes to an ensuite.



**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.



**For Sale**  
\$929,000 +

**View**  
[ljhooker.com.au/HMUH5W](http://ljhooker.com.au/HMUH5W)

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**EER** ★★☆☆☆☆

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**(02) 6288 8888**

Bedroom 5 is incredibly spacious and wonderfully segregated from the rest, offering a robe, the perfect option for an additional living space, teenagers retreat, guest accommodation or home office. The additional bedrooms are serviced by the main bathroom, offering a bath, shower and separate WC for convenience.

The outdoors has been tailored for entertaining, with a generous paved area and pergola offering the opportunity for celebrations any time of year. Sprawling lawns give many options for childrens play, surrounded by established gardens. Completing the picture, the property offers an oversized double garage, ducted heating and cooling, large separate laundry with storage.

Currently tenanted for \$648.46 per week until January 2025, this home provides a fantastic investment opportunity for an investor looking for a secure investment in a quality location, or a buyer looking to enjoy the benefits of the lease until they can move in.

Close by is Mt Taylor Nature reserve, Taylor Primary and other quality schools, plus Kambah Village Shopping Centre and easy access to the Tuggeranong Parkway for a 15-minute commute into the City. Ideally located near bus stops and walking distance to the local playgrounds, bike paths and park land. This beautiful home is ideal for any family looking to secure a great home in the desirable suburb of Kambah.

Features;

- Large, 5 bedroom home
- Quiet cul-de-sac
- Two separate living areas
- Master bedroom with walk through robe to ensuite
- Flat grassed areas and easy-care gardens with garden shed
- Paved and covered entertaining area
- Well maintained kitchen with electric cooking, dishwasher, ample bench and storage space
- Oversized separate laundry with storage
- Garden shed
- Double garage with workshop space
- Ducted heating and cooling
- Easy access to the Tuggeranong Parkway for a 15-minute commute into the City

Land Size: 978m<sup>2</sup> (approx.)

Living Size: 172m<sup>2</sup> living + 40m<sup>2</sup> garage (approx.)

UV: \$480,000 (2023)

Rates: \$2,736 p.a (approx)

Land Tax: \$4,408 p.a (approx) only if rented

Construction: 1976

EER: 1.5 stars



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## More About this Property

<b>Property ID</b>	HMUH5W
<b>Property Type</b>	House
<b>House Size</b>	212 m <sup>2</sup>
<b>Land Area</b>	978 m <sup>2</sup>
<b>EER</b>	1.5

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23 Brierly Street, WESTON CREEK ACT 2611

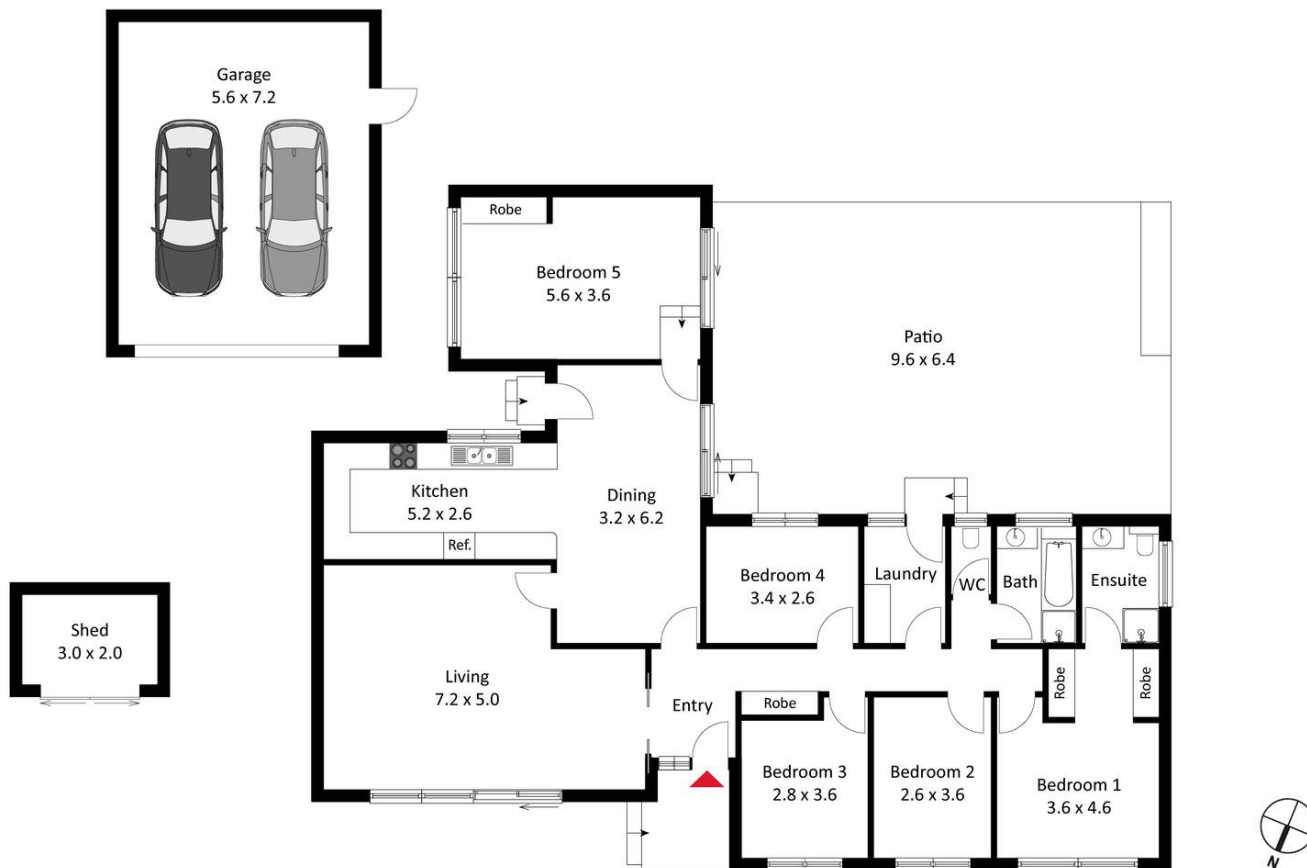
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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