






69 Gallagher Street, Kambah

## More space, more living&#x2026; even a pool!

This isn't your typical family home. Bigger, brighter and offering far more than the average three-bedroom home, it delivers the space and lifestyle buyers usually wait years to upgrade to. Whether you're entering the property market or need more room for a growing family, multiple living areas, two bathrooms and a heated in-ground pool set this home apart from the rest.

Living on a larger scale: Space is a real standout here. The generous front lounge is a quiet place to unwind, while a separate dining and spacious family room give you flexibility to spread out. The open-plan kitchen and family zone are the hub, flooded with natural light from a skylight and afternoon sun through sliding doors. With wraparound stone benchtops, quality appliances and great storage, it's built to manage anything from busy weeknights to weekends with friends.

Big bedrooms, two bathrooms: The master bedroom includes built-in robes and a neat ensuite, while two more bedrooms create space for kids, guests or a home office. The main bathroom adds character with a soaring cathedral ceiling, skylight and spa bath, features rarely found at this level.

3  2  2 

**FOR SALE**  
\$895,000+

### VIEW

Sat 9th May @ 12:45PM - 1:30PM

### AGENTS

Patrick Kinnane  
0430 435 330  
Patrick.kinnane@ljhooker.com.au

### AGENCY

LJ Hooker Tuggeranong  
(02) 6189 0100

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.

 **LJ Hooker**

Outdoor living with a pool: Outside, it gets even better. A freshly painted covered terrace spans the length of the home, creating a relaxed entertaining space overlooking easy-care gardens. And then there's the heated saltwater pool. From lazy afternoons to weekend BBQs, a pool turns the everyday into something special and ensures your home is the gathering spot for family and friends for years to come.

A location that works: Set in one of Kambah's favourite pockets, you can walk to local schools, shops and cafés, with Mount Taylor and nature trails close by. Tuggeranong Town Centre is minutes away, and it's an easy run to the City and Woden via the Parkway. Homes offering this much space and lifestyle are tightly held, move quickly and make this one yours before it's too late.

Why you'll love it:

- Three-bedroom, two-bathroom family home brimming with space and features
- Solar-heated in-ground saltwater pool, a rare find at this level
- Multiple living zones including formal lounge, dining and spacious family room with large skylight
- Spacious kitchen with stone benchtops, splashback, quality electric cooktop, oven and dishwasher
- Covered full-width terrace with raised entertaining area, easy-care gardens and lawn
- Master bedroom with built-in robes and ensuite, plus two more bedrooms with built-ins
- Main bathroom with cathedral ceiling, skylight and spa bath
- Split-system heating and cooling to living area and master bedroom
- Double enclosed carport with remote entry, side access and storage room
- Short walk to popular Mount Taylor walking trails
- Walk to schools, shops, cafés and public transport, close to major centres and Tuggeranong Parkway
- Living area: 144.5m<sup>2</sup>;
- Carport area: 44m<sup>2</sup>;
- Terrace area: 42.9m<sup>2</sup>;
- Block size: 739m<sup>2</sup>;
- EER: 1 star

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



## MORE DETAILS

Property ID	CUWHQH
Property Type	House
House Size	144 m2
Land Area	739 m2
EER	1

**Patrick Kinnane 0430 435 330**

Licensed Agent | [Patrick.kinnane@ljhooker.com.au](mailto:Patrick.kinnane@ljhooker.com.au)

**LJ Hooker Tuggeranong (02) 6189 0100**

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong.ljhooker.com.au](http://tuggeranong.ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)



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.



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

69 Gallagher Street, Kambah



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.

