



74 Lee-steere Crescent, Kambah

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Stylish Family Living in Leafy Surrounds

Auction Location: On site

Tucked away in one of Kambah's quiet, tree-lined streets, this beautifully updated home delivers the perfect blend of comfort, style, and practicality on a generous 690sqm block. From the moment you arrive, it's clear this home has been thoughtfully designed for relaxed living and effortless entertaining.

Light-filled living spaces showcase large windows and an open-plan layout that flows seamlessly from the spacious lounge and dining areas through to the modern kitchen. complete with Omega dishwasher, French door stainless steel fridge, electric cooking, and ample storage. The kitchen opens directly onto a huge, covered timber deck - ideal for year round entertaining.

The home offers three well proportioned bedrooms and a fully renovated bathroom, featuring contemporary finishes and a fresh, modern palette. All the hard work has been done, just move in and enjoy.

Comfort is guaranteed with a refrigerated ducted heating and cooling

FOR SALE
Auction

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

system, enhanced further by a Ventis system for optimal airflow. Sustainability hasn't been overlooked either, with solar panels helping to reduce ongoing energy costs.

The interiors are finished to a high standard with floating timber floors and white plantation shutters, providing a touch of elegance. Outdoors, the level backyard is family-friendly, with space to play, entertain, or unwind.

Practicality is also front and centre, with rear access via side gates to a large, powered double shed - perfect for a workshop, or secure storage for a boat, trailer, or caravan. A circular front driveway adds to the accessibility and convenience.

A standout feature is the direct rear access to local shops, the much loved Kambah Café, and walking trails around Mt Taylor Reserve - bringing lifestyle and location together in one irresistible package.

Features:

- 3 spacious bedrooms with great natural light
- Renovated kitchen with Omega dishwasher and French-style fridge
- Open plan living with floating timber floors and plantation shutters
- Stylishly updated bathroom and laundry
- Ducted refrigerated heating & cooling + Venti's airflow system
- Large, covered timber deck, perfect for entertaining
- Double garage with side and rear access (ideal for boat, trailer, or caravan)
- Child and pet-friendly backyard with rainwater tank
- Recoated tiled roof with warranty
- Easy walk to local shops, schools, and Mt Taylor Reserve

Essentials:

Land tax (for investors): \$3,387 p.a. (approx.)
Rental Estimate: \$630 —\$660 per week
Year built: 1978
Block size: 691m²
Living area: 117.5m²
Rates: \$750 Quarterly
EER: 3.0

MORE DETAILS

Property ID	2DYJFHK
Property Type	House
EER	3

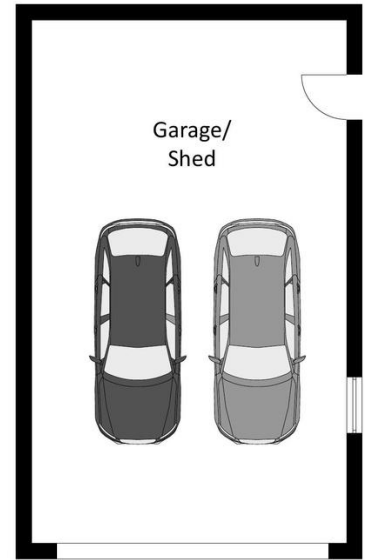
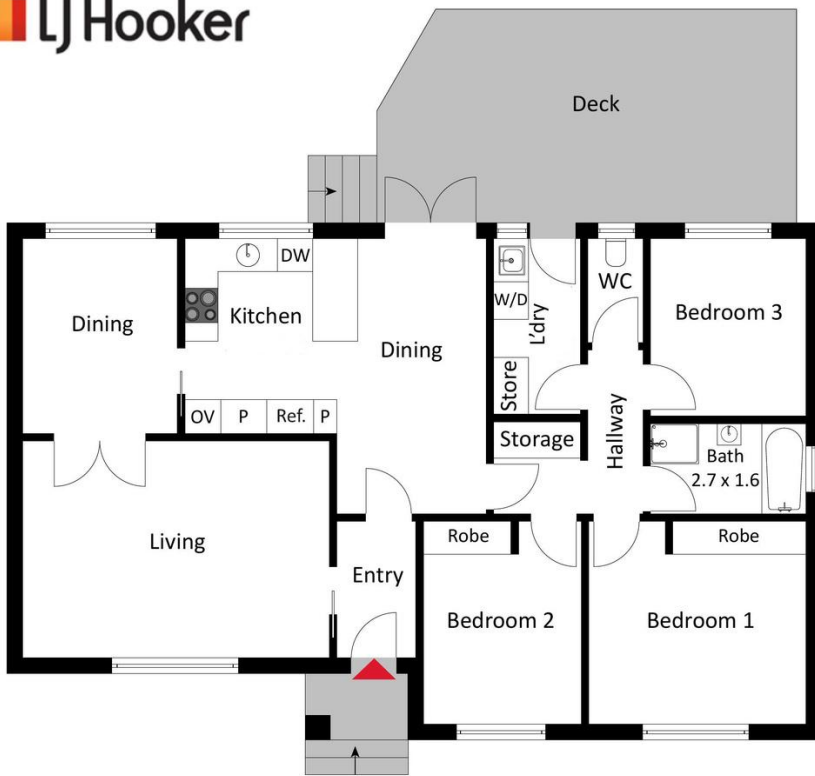
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(Not In Position)

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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