



1/46 McTaggart Crescent, Kambah

Surprisingly Large, Perfectly Located

From the street, you'd never guess just how much space is waiting inside this fantastic home! Step through the door and be surprised by a wonderfully generous layout that just keeps giving.

The lounge room is impressively large - perfect for relaxing or entertaining - while a separate family room adds flexibility for busy households. And if that's not enough, a fully enclosed sunroom provides a superb third living space, ideal for year-round enjoyment.

The main bedroom is a true retreat, complete with a walk-in robe and ensuite, while the overall design offers comfort and practicality in spades.

Adding to the appeal is the location - just minutes from Tuggeranong Town Centre, South Point shopping, Kambah Village, great local schools, and sporting fields. You're also close to Murrumbidgee Country Club, Lake Tuggeranong, and the walking and cycling tracks of Mount Taylor Nature Reserve - all within 5 km.

Spacious, versatile, and perfectly positioned - this is the kind of home that ticks all the right boxes.

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.

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FOR SALE
\$799,990+

AGENTS

Tim Russell
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Jackson White-Brettell
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Jackson.white-brettell@ljhkaleen.com.au

AGENCY

LJ Hooker Kaleen
(02) 6241 1922

 **LJ Hooker**

Looking to call Kambah home? Please speak with Tim Russell at 0416 087 834 or Jackson White Brettell at 0421 479 376 for further information or a private inspection.

Features:

- 153m2 living
- Four-bedroom ensuite family home
- New carpet
- Fresh paint
- Fantastic location in the height of the suburb
- Huge enclosed sunroom
- On grade parking for 2 cars
- Garden storage shed

EER: 0.0

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MORE DETAILS

Property ID	2GUWF9Q
Property Type	House
House Size	135 m2
Land Area	1046 m2

Tim Russell 0416 087 834

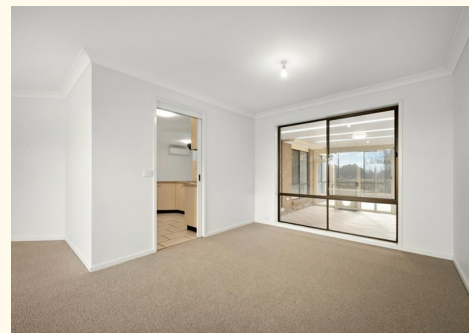
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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