







13/71 Morrison Street, Kambah

Perfect starter home with low strata fees!

Cute and cosy, this private and peaceful townhouse is the perfect first home or investment property. Low maintenance, and brimming with character and potential, this delightful home is seeking a new owner to put their own stamp on it and make it their own.

Brimming with spring flowers, the front of this home is framed by stunning cottage gardens. Step inside and you'll find a tranquil and welcoming open plan living space, filled with natural light from floor to ceiling windows. The versatile floorplan gives you options to create a living and dining space that suits your style, with a practical kitchen and eat-in bench for informal meals. Make the most of the fantastic original retro vibe or remodel and create the kitchen of your dreams!

Double sliding glass doors lead from the living space onto a private undercover entertaining area. Framed by lush green lawn and landscaped garden beds, it's the perfect spot to entertain friends and family while soaking up the north facing sun. The two bedrooms include a master with garden views and dual access to the updated family bathroom, while the second bedroom also has garden views and built-in robes.

2 1 1

FOR SALE
$585,000+

VIEW
By Appointment

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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 great central location is close to Tuggeranong town centre, schools, local shops, parks and more. You'll also love the proximity to public transport and fast link roads into the city. Best of all you're a short stroll to Kambah's awesome selection of playgrounds and playing fields and minutes from Lake Tuggeranong, and local outdoor recreation. Move quickly, this fantastic starter home won't last long.

Features:
- Delightful 2-bedroom townhouse in private enclave
- Light and bright open plan living and dining space
- Perfectly maintained practical kitchen with eat in bench & dishwasher
- Stainless steel freestanding oven with ceramic cooktop
- Spacious backyard with undercover entertaining space, and lush gardens and lawn
- Master bedroom with built-in robe and access to dual entry updated bathroom
- Second bedroom with built-in robes and garden views
- Separate laundry with rear access
- 5kW Solar system - 14 panels
- Split system heating and cooling
- Undercover carport with secure storage room
- Second lockable storage area + garden shed
- Private complex close to shops, schools and Tuggeranong town centre
- Rates: $661.65 p/q
- Land Tax: $874.92 p/q (investors only)
- Body Corporate: $584.17 p/q
- EER: 4.5 stars

Disclaimer:
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	D1CHQH
Property Type	Townhouse
Land Area	227 m2
EER	4.5

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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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