







42/25 Pinkerton Circuit, Kambah

Space, greenery and everyday ease

Tucked away in a quiet corner of Kambah's Lakeview Gardens, this two-bedroom single-level townhouse enjoys an enviable end-of-row position beside an expansive green belt. With generous rooms, two private courtyards and local shops a short walk away, it's a smart move for both first home buyers and downsizers wanting something easy to manage.

Room to get comfortable: The spacious open-plan lounge and dining area gives you room to spread out, with easy-care floating floorboards and a big front window that brings in plenty of natural light. The practical kitchen offers ample bench space, updated appliances, and a breakfast bar for quick meals.

Good-sized bedrooms, useful storage: Both bedrooms have brand new carpet and large built-in robes, with the flexibility to make one of these your home office. The roomy bathroom has a separate bath and shower, plus a separate laundry with additional storage. Two reverse cycle heating and cooling units keep things comfortable, with 21 solar panels to keep your bills down.

Two courtyards, more ways to unwind: Enjoy a coffee with a green

2 1 1

FOR SALE
Please Call

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Interested parties must rely solely on their own enquiries.

outlook in the front courtyard or share a meal with friends out the back. Both courtyards are enclosed and private, giving you space to relax and potter without a big garden to maintain.

Coffee, takeaway and the school run: Outside your gate, winding paths through green space lead you on a short walk to your morning coffee, groceries or a takeaway. Daycare, Namadgi school & popular adventure playground are also within walking distance, giving you more reasons to leave the car at home. Whether you're looking for your first home or something easier to manage, there's plenty to enjoy. Get in touch today to find out more!

Why you'll love it
- Two-bedroom single-level townhouse with end-of-row position beside green space
- Spacious living with large front window and plenty of natural light
- Two private enclosed courtyards, with a green outlook and gate access to walking paths
- Practical kitchen with updated electric cooktop, oven and Bosch dishwasher
- Recently painted, with floating floors in the living area and new carpet in the bedrooms
- Two good-sized bedrooms with large built-in robes
- Roomy bathroom with separate bath and shower
- Two reverse-cycle heating and cooling units plus ceiling fan in the master
- 21 solar panels to help reduce electricity bills
- Single carport with storage plus visitor parking right outside
- Easy walk to local shops, medical centre and dining, with the lake, school and daycare nearby
" Living area: 88m²
" Carport area: 21m²
- Rates: $656.55 p/q
- Land Tax: $826.73 p/q (investors only)
- Body corporate: $741.90 p/q
- EER: 5.5 stars

Disclaimer:
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MORE DETAILS

Property ID	D1XHQH
Property Type	Townhouse
House Size	88 m2
EER	5.5

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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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