



6/2 Springbett Street, Kambah




## FULLY RENOVATED TO THE HIGHEST QUALITY

This is a house that immediately feels like home. This well-maintained townhome has been renovated throughout to the highest quality, designed with family living in mind, a spacious floorplan offering a rare combination of low maintenance lifestyle whilst still plenty on living and entertaining space.

Perfectly positioned on the edge of the complex, enjoying extra outdoor space and windows for extra natural light. Enter the home via the charming and private courtyard, a zen Japanese garden, beautifully low maintenance and self sufficient.

Designed to fuse deluxe modern inclusions with a carefree aesthetic, the ground level offers a spacious open-plan layout generously providing for relaxing and entertaining; light-filled living and dining zones enjoying beautiful aspects. Floor to ceiling sliding doors frame the dining area, flowing with seamless transition to yet another secure courtyard, exceptionally sized with paved and grassed areas to provide space for multiple outdoor desires, framed by easy care gardens.

Boasting modern design elements that shine in timeless style, the

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**FOR SALE**  
Auction

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

kitchen has been tastefully renovated to include streamlined cabinetry, stone benchtops and island bench, soft close drawers, pull out & magic corner storage, AEG induction cooktop, oven and dishwasher. The kitchen, dining area and second courtyard embrace a northerly aspect.

Positioned to maintain privacy, all bedrooms are located upstairs, the master befitting of a home of this calibre including modern ensuite and private Juliet balcony, also embracing a northerly aspect. The two remaining bedrooms feature built in robes and are serviced by the exquisite bathroom, fully renovated to the highest degree with freestanding bath, feature tiling, frameless shower and quality fixtures.

Additional features include a powder room/laundry on the lower level, electric ducted heating and cooling throughout, whisper quiet ceiling fans and blackout blinds in bedrooms, drip irrigation system, solar panels & inverter, security system, new LED lighting plus added insulation contributing to a favourable EER. There is also a single garage with internal access plus single carport with additional roller door for weather protection.

This renovated and move in ready home is ideally located, walking distance to Kambah adventure playground, moments from Kambah and Tuggeranong shopping precincts plus local schools and parks.

Features:

- Renovated & move in ready
- Large, sunny open plan living and dining area
- High quality kitchen with exceptional storage, AEG induction cooktop, oven & dishwasher, stone benchtops and island, soft close drawers
- Private front entryway with Japanese garden and expansive back courtyard with paved & grassed entertaining areas
- Three spacious bedrooms with views, master with updated ensuite and Juliet balcony
- Fully renovated main bathroom with freestanding bath, shower and feature tiling
- Full sized laundry plus powder room downstairs
- Single garage with internal access plus single carport with additional roller door
- Ducted electric heating and cooling throughout
- Whisper quiet ceiling fans and blackout blinds to bedrooms
- Irrigation Sprinkler system
- Security cameras
- Solar panels & inverter
- Added insulation

Living Size: 131m<sup>2</sup> living + 19m<sup>2</sup> garage & 18m<sup>2</sup> carport (approx.)

Rates: \$2,103 p.a (approx.)

Land Tax: \$2,840 p.a (approx.) (only if rented)

Body Corporate: \$1,444.58 per quarter (approx.)

Construction: 2005

EER: 4.5 stars



## MORE DETAILS

Property ID	JJEH5W
Property Type	Townhouse
House Size	168 m2
EER	4.5
Including	Toilets (3)

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
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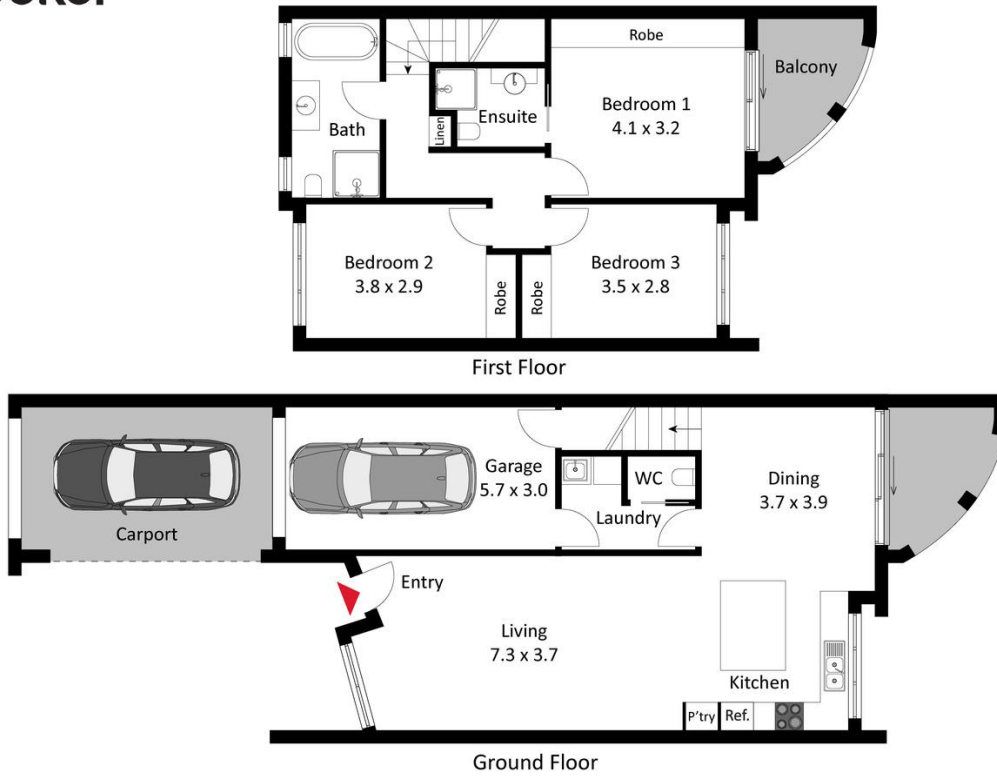
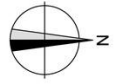
### Emma Irwin 0422415008

Sales Consultant to Jane Macken |  
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### LJ Hooker Woden | Weston (02) 6288 8888

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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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