



6/37 Wyselaskie Circuit, Kambah

## Conveniently located with good size backyard

This great 3 Bedroom Townhouse is perfectly positioned, as you're just a short walk to the Kambah Village Shopping Centre and its amenities.




Located in a quiet complex this townhouse offers an open plan living area with a ducted heating and cooling for year-round comfort. Functional kitchen with good storage and bench space. The main bedroom is generous in size with built-in robes and direct bathroom access. Bedroom 2 also features a built-in robe.

The property offers a decent size backyard that backs onto reserve and a secure courtyard to the front. There is a single lock-up garage and parking for a 2nd vehicle.

This starter package is just a short stroll to the Burns Club, Woolworths and nearby sporting fields.

Features:

- Single lockup garage
- Ducted Heating and Cooling
- Large backyard and secure front courtyard
- 3 Bedrooms, 1 bathroom

3  1  1 

**FOR SALE**  
\$650,000+

### AGENTS

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Sally McCallum  
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### AGENCY

LJ Hooker Tuggeranong  
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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.

 **LJ Hooker**

•Short walk to Kambah village and amenities

**Facts & Figures:**

- Living size 98m2
- Garage size 29m2
- Block size 453m2
- Built 1989
- Body Corporate fees \$757 per quarter
- Rates: \$2748 per annum
- Land Tax: \$3747 per annum (if rented)
- Current rent \$600 per week (Month to Month)
- EER 1 star

**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	CPJHQH
Property Type	Townhouse
House Size	97 m2
Land Area	453 m2
EER	1
Including	Ducted Heating Dishwasher Built-in-Robes Remote Garage

**Andrew Curren 0424 288 717**

Principal / Franchise Owner | [Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

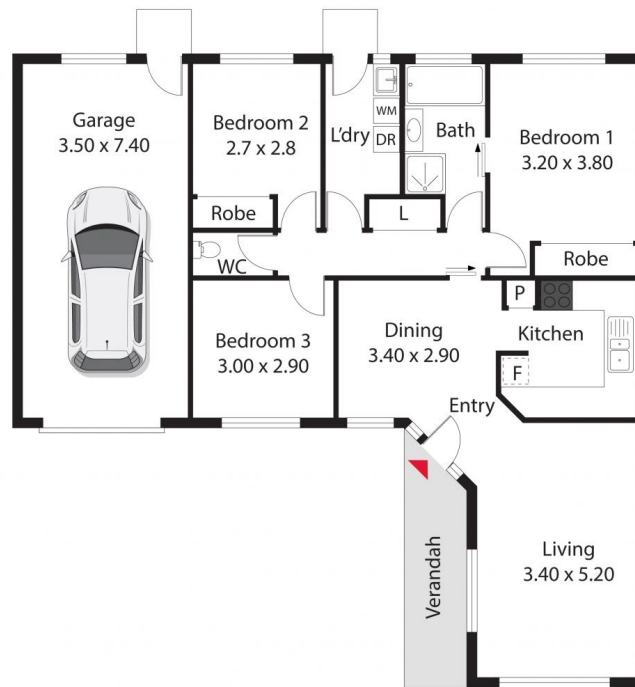
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries

Unit 5 'Horsham Park' 37 Wyselaskie Circuit, Kambah ACT 2902