

**105 Livingston Avenue, Kambah, ACT 2902**



**Sold House**

Friday, 11 August 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

**\$705,000**

**Auction Location: On Site**A fantastic opportunity awaits to create your very own family home. Brimming with potential, this property boasts a solid foundation, gently sloping block and a practical layout that offers a myriad of options for those with a discerning eye and a passion for transforming spaces. Nestled in the family-friendly suburb of Kambah, it's the perfect blank canvas to create your dream home. With a fully functioning interior and great bones, you can easily move in and gradually modernise as you go. Simple cosmetic updates will elevate the look and feel to create a fresh and inviting home. Alternatively, let your imagination run wild and embark on a full-scale renovation to craft the ultimate dream home in an idyllic setting. The existing layout features a large living room, a separate dining room, a fully functional family kitchen, three well-proportioned bedrooms, and a main bathroom. The north-facing lounge is bathed in natural light, providing the ideal backdrop for a warm and inviting family space. The generously proportioned kitchen and dining room provide the perfect space to create your dream kitchen. Offering seamless indoor-outdoor flow the space opens onto the elevated rear deck, where you can bask in breathtaking 180-degree views of the mountains beyond. With loads of lawn space, there's plenty of room for children and your furry companions to play. Situated close to Tuggeranong town centre, you'll find yourself within walking distance of top-notch schools, Lake Tuggeranong and its many outdoor family spaces, shops, and playing fields. This prime opportunity is perfect for first home buyers ready to take that crucial step onto the property ladder in a central suburb with immense growth potential. Act swiftly and be the one to take this property to the next level.

- Original 3 bedroom family home ripe for renovation in a growth location
- First time for sale in 29 years
- Great layout and structure for easy updates or large-scale renovations
- Low maintenance block with sweeping mountain views
- Generous north facing living room and separate dining area
- Fully functional kitchen with ample cupboard and bench space
- Three good-sized bedrooms, two with built-in robes
- Practical family bathroom and instant hot water
- Year-round comfort with ducted gas heating and evaporative cooling
- Spacious covered deck overlooking enclosed backyard
- Secure double carport behind a lockable gate and Colorbond fencing
- Large grassed area for kids and pets to run around
- Garden shed and under house storage
- Minutes from shops, schools, and recreational areas
- Quick access onto Athllon & Drakeford Drives
- Living area: 105.8m<sup>2</sup>
- Carport area: 29.7m<sup>2</sup>
- Block size: 648m<sup>2</sup>

**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.