

**27 Lyall Crescent, Kambah, ACT 2902**



**House For Sale**

Saturday, 13 January 2024

27 Lyall Crescent, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1284 m2**

**Type: House**



Leanne Palmer  
0400545343



Tom Palmer  
0439567852

## AUCTION

Privately situated on a large 1285sqm battle-axe block with the rear yard facing directly onto a Nature reserve, this north-facing home has been fully renovated enabling the new owners to simply move in and enjoy. The current owners have made many improvements with end result being a light-filled, open-plan home with all the comforts of modern living. Location and aspect are everything and this property has it all. North facing to the rear and overlooking a tree-filled Nature reserve in a peaceful and tranquil area of Kambah, this home feels like it's located on a bush block but is a stone's throw from urban necessities – a property that any buyer will delight in. Close to the Murrumbidgee Golf Course, Murrumbidgee River and Kambah Pools swimming area, Nature reserves, walking and riding trails, playgrounds, public transport, only a short walk to Kambah shops, not too far to reach either Woden Westfield or Tuggeranong Town Centre and is an easy drive to Canberra's city centre with close access to the Tuggeranong Parkway. North-facing, light-filled living areas and bedrooms overlook the rear yard, all with beautiful views through the established garden into the Nature reserve. Private access through the back gate leads you directly out to the Nature reserve to quickly access the walking and riding trails and a children's playground.\* 3 large bedrooms - 2 with built-in robes and the main bedroom with a walk-in wardrobe and private ensuite\* Large open plan living space with north-facing sliding doors to the rear yard and overlooking the Nature Reserve\* Modern, recently renovated kitchen with quality appliances and many storage options\* Renovated bathroom, ensuite and laundry\* Double carport and workshop and ample space to park additional vehicles off the street\* Landscaped gardens complete with large grass area, private garden screening, established trees and vegetable patch for organic sustainability Rates: \$3,315pa (approx.) UCV: \$600,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.