

# 27 Tepper Circuit, Kambah, ACT 2902

LUTON

## Sold House

Monday, 14 August 2023

27 Tepper Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 603 m2

Type: House



Melissa Von Der Burg  
0261763448



Gabbi Kalthofen  
0261763448

**\$680,000**

Mel & Gabbi from Luton Properties are excited to present to the market, 27 Tepper Circuit, Kambah. This single level North East facing home offers instant appeal for any first home buyer, investors, downsizers & builders looking to get into the rapidly growing Kambah market. This three-bedroom home retains its authentic charm and boasts a solid foundation, providing a perfect canvas for your personal touches. Offering three bedrooms of accommodation all with built in robes, you'll never fall short for storage with the abundance of cupboard and linen spaces throughout. This home is ready to be sold, and still has further potential to develop to create the perfect family home.

**Property Features:** 3 Bed | 1 Bath | 1 Garage | 1 Carport  
Combined kitchen and dining with separate living area  
Kitchen with electric cooktop and plenty of cupboard space  
Three well-sized bedrooms all with built in robes and ceiling fans  
Main bedroom with access to entertaining pergola  
Good size laundry with external access  
Main bathroom with separate toilet  
Split system in living room  
Single carport and single lock up garage with power  
Swann Security System  
Solar System (16 panels)  
Spacious & flat backyard fully enclosed with Colourbond fencing  
Small storage container included  
Ideal for first home buyers, investors, downsizers or builders

**EER:** 3.5 Stars  
**Block Size:** 603m<sup>2</sup>  
**Living Size:** 97m<sup>2</sup>  
**Garage:** 28m<sup>2</sup>  
**Carport:** 21m<sup>2</sup>  
**UV:** \$485,000 (2022)  
**Rates:** \$2,696 approx. annually  
**Land tax (If rented):** \$4,050 approx. annually  
**Built:** Ex Gov  
**Land Zoning:** (RZ1) Suburb

**Snapshot:** Kambah is Canberra's biggest suburb, and is packed with facilities for comfortable suburban living. Nestled beside Mount Taylor, there are ample opportunities to get out and enjoy the great outdoors, like a refreshing dip at Kambah pool - either with or without your swimmers - or a hike up Mount Taylor, and the kids will get a kick out of Kambah Adventure Playground. Kambah Village is the central shopping hub, with other smaller shops and facilities dotted throughout the suburb, or shopping mall South. Point is not far away in Tuggeranong. Love a potato scallop? Kambah takeaway joint Little Theo's is the best place in town to enjoy a piping hot, crispy, potato treat. Locals include a diverse mix of families, professionals, retirees and students.

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement Luton Properties does not accept responsibility and disclaim all liabilities regarding 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.