

11 Lloyd Place, Kambah, ACT, 2902

House For Sale

Thursday, 12 September 2024



11 Lloyd Place, Kambah, ACT, 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House

Lifestyle On Offer in a Family Friendly Suburb of Kambah!

Perched at the top of a tranquil cul-de-sac, this property is a rare opportunity. The home provides three well-sized bedrooms, with the main bedroom featuring built-in wardrobes. The spacious open-plan living area connects effortlessly with a functional kitchen, ideal for comfortable family living. The family room leads out to a sheltered deck, perfect for outdoor gatherings. The home is equipped with ducted gas heating and evaporative cooling for year-round comfort. Positioned on a 1296 square metre (approx.) block, this is truly a one-of-a-kind offering. The well-established garden flourishes in every season. The elevated location provides abundant natural light and spectacular views. Surrounded by quality homes and conveniently close to schools, shops, and other amenities, this property presents an ideal lifestyle option.

- Three generously sized bedrooms
- Main bedroom with built-in wardrobe
- Spacious open-plan living
- Modern, functional kitchen
- Plenty of storage
- Covered outdoor deck
- Single garage beneath the house, double metal garage with space for two cars or use as a workshop, plus two additional carports
- Large block of 1296 square metres (approx.)
- Mature, seasonal garden
- Garden shed
- Peaceful cul-de-sac location
- Elevated position with stunning views
- Conveniently close to amenities
- All lights are LED
- Freshly painted

Nearby points of interest:

- Namadji School
- Local shops
- Kambah Adventure Playground
- Urambi Hill walking trails
- Near Tuggeranong Town Centre

Land Size: 1295m² approx.

Living space: 118.51m² approx.

Garage: 30.40m² approx.

Total House size: 148.91m² approx.

Rates - \$853.54 per quatre approx.

Land Tax- \$1612.74 per quatre approx. (For Investors only).

All figures are approximate

For further details, please contact Benny by submitting an enquiry below or calling on 0469658968.

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