

**27 Buckley Circuit, Kambah, ACT, 2902**



**House For Sale**

Thursday, 12 September 2024

27 Buckley Circuit, Kambah, ACT, 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Steve Whitelock

## **Affordable | Convenient | Comfortable – The perfect starter!**

Positioned in a quiet and leafy loop street, #27 Buckley offers a fantastic opportunity for first home buyers and those looking to secure a home in a super convenient location with this beautifully presented home.

Recently refreshed interiors and yards, this cute as a button home features a blend of mid century charm and character with scope to personalise further in the future. From the welcoming wisteria vine through to light and bright living areas, functional kitchen and good sized bedrooms showcased by large windows framing garden vistas from every room, this is a fabulous feel good home! Living areas spill out to a sunny deck, perfect for relaxing in the surrounds of private, established gardens with enough space for the kids and pets to play. Completing an attractive package is a huge double garage, single carport plus plenty of additional off street parking. Conveniently positioned just moments to the kids playground in the street, local Carleton Shopping Village, local schools and short drive into both Southpoint and Westfield Woden Town Centres.

A wonderful offering to market in a super convenient and popular location, avoid disappointment of missing out and plan your inspection today!

Features;

- \* Quiet plus convenient location
- \* Fresh bright interiors
- \* Low maintenance gardens
- \* Plenty of car accommodation
- \* Close to local park and amenity

Rates: \$2,777pa (approx.)

Land Tax: \$4,504pa (approx. if rented out)

UCV: \$472,000 (2023)

EER: 1.5

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