

**14/49 Pinkerton Circuit, Kambah, ACT, 2902**

LUTON

**Townhouse For Sale**

Friday, 23 August 2024

14/49 Pinkerton Circuit, Kambah, ACT, 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## Stunningly Renovated Townhouse in Prime Kambah Location

Discover the perfect blend of suburban tranquility and modern convenience with this beautifully-renovated townhouse, ideally positioned just moments from Tuggeranong Town Centre. This residence boasts a well-thought-out design that caters to modern living. The spacious layout includes four generous bedrooms, a practical kitchen with ample cupboard space, and a large front courtyard for enjoyable outdoor living. Entertain with ease in your own private front courtyard, featuring a delightful pizza oven and fire pit - perfect for gatherings or simply relaxing in your outdoor haven. Comfort is ensured with reverse cycle split air-conditioning, and the oversized one-car garage with additional parking space enhances convenience. Off-street parking further adds to the appeal, making this property a true gem in one of the most sought-after suburbs in the Tuggeranong Valley. For those with an active lifestyle, Lake Tuggeranong and Urambi Hills are practically at your doorstep, offering a myriad of walking trails that cater to all levels. Whether you're an avid hiker or just enjoy leisurely strolls, you'll find your ideal adventure right nearby.

**Features:**

- 4 Bed | 2 Bath | 1 Garage
- Four spacious bedrooms of accommodation – 3 with built in robes
- Master bedroom with leafy outlook and balcony
- Practical kitchen with quality stainless steel appliances and ample storage/cupboard space
- Two gorgeously renovated bathrooms – one downstairs and the other upstairs
- Reverse cycle split air-conditioning
- Large front courtyard with pizza oven and fire pit
- Fully enclosed, yet spacious back courtyard
- Oversized one-car garage with electric roller door and internal access
- Off-street parking
- Close to parkland, playgrounds, and Tuggeranong Town Centre

**EER: 1.5 Stars**  
**Block Size: 165m<sup>2</sup>**  
**Living Size: 108m<sup>2</sup>**  
**Garage: 23m<sup>2</sup>**  
**Built: 1984**  
**Body Corporate: \$520 approx per quarter**

**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.

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