



14 Buckley Cct, Kambah



You Will Love Living Here!

Mates Rates Real Estate is delighted to be marketing this beautifully presented 3 bedroom, 1 bathroom home at 14 Buckley Circuit, Kambah.

Set on beautiful 711m² block, this property will make a great home and solid long-term investment.

This homes' flexible floorplan is sure to impress with large sunny living areas and dining room. Wherever you look, you can see how invested the current owner has been in making the home as comfortable, practical and appealing as possible.

The family and dining area is the central hub of the home and gives access to the courtyard. Conveniently, there is a separate lounge room, perfect for a growing family, and if you wish, you can convert the family area to a 4th bedroom.

The timber kitchen overlooks the family area and has plenty of cupboard space.

Accommodation includes 3 generous bedrooms, 2 with built-in wardrobes.

The bathroom is sparkling clean and has a bath. Conveniently there is a separate W/C.

Heating and cooling is provided by a ducted reverse-cycle air-conditioner. There is great insulation throughout including wall insulation.

What you will really love are the outdoor areas. The backyard is secure, private, and has stunning gazebo, plus there is an extra courtyard area for

3 1 2 711 m²

Price SOLD for \$590,500
Property Type Residential
Property ID 200
Land Area 711 m²

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entertaining.

Car accommodation is a double-lock up garage, which has been insulated and has its own reverse-cycle air-conditioner.

The tightly held Kambah location is ideal, close to local schools, shopping centre, playing fields, bush reserve and you have easy access to the city.

EER 4

Features Include:

- 3 Bedroom, 1 bathroom brick home
- Flexible floorplan with 2 living spaces
- Timber kitchen with plenty of cupboard space
- Ducted reverse-cycle air-conditioning
- Great entertaining area plus Gazebo
- Secure back yard with established gardens
- Double garage which is insulated and has a reverse-cycle air-conditioning
- Great location close to schools, bush reserve and shops
- Block 711m2, House size 127m2, Garage 40m2 approx.
- Rates \$2618 P/A, Built 1975 approx. UV \$358,000, EER 4

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