

**1/1 Feltus Place, Kambah, ACT 2902**



**House For Sale**

Tuesday, 9 January 2024

**1/1 Feltus Place, Kambah, ACT 2902**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bree Prince  
0261821802

**\$899,000+**

What you see: Cleverly designed, with every inch of outdoor space utilised, this modern home has every box ticked. What we see: Your 2024 house goals achieved. See more: Single level floorplan Landscaped low maintenance front and rear garden Formal living, located at the entrance North facing open planned living Master bed with walk in wardrobe & modern ensuite Modern kitchen, with black accents Bosch oven and cooktop, dishwasher Cupboards located in both entryway and hallway Bedroom 2 & 3 with built in wardrobes Modern main bathroom, housing bath & shower, separate toilet Heated plunge pool Covered alfresco with ceiling fan LG ducted heating & cooling Laminate flooring throughout Swan home security system Custom built shed with electric roller door Stone retaining wall with established hedging Double carport in front of garage 4 minute drive to Kambah Park 4 minute drive to Taylor Primary School 7 minute drive to Stromolo High School 22 minute drive to Canberra Institute of Technology 18 minute drive to Australian National University (ANU) 8 minute drive to Lake Tuggeranong 3 minute drive to Kambah Shops 17 minute drive to Canberra CBD Total Living: 131.39m<sup>2</sup> Garage: 36.03m<sup>2</sup> Block Size: 447m<sup>2</sup> Built in: 2019 EER: 6.0 Rental Appraisal Range: \$700.00 - \$740.00 pw Rates: \$2,74.74 approx. pa Land tax: \$3,667.20 approx. pa (only applicable if rented) Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.