

# 1 Hagen Place, Kambah, ACT 2902

MY MORRIS

## House For Sale

Friday, 23 February 2024

1 Hagen Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 162 m2

Type: House



Zac Morris

0432141648

**\$895,000+**

My new owners will love:-  
• The generous floor plan with 162m<sup>2</sup> of living space  
• The stunning gardens and beautiful street appeal  
• The position on a 940m<sup>2</sup> corner block in a great location  
• It's immaculate condition with 'Above Average' building report  
• Three renovated bathrooms with accessibility-friendly ensuite to bedroom 2  
Simply stunning, this exceptionally spacious and immaculately maintained three-bedroom, three-bathroom residence is a delight year-round. Evident upon entry, the house-proud owners have lovingly maintained and cared for the home over the years and have made thoughtful upgrades throughout. Exceptionally expansive, the floor plan spans over 162m<sup>2</sup> of internal living area and offers plenty of space for the whole family. Floor to ceiling windows complement the north-eastern aspecting and create warm light filled living spaces - the perfect place to relax and unwind. Beautiful four-season gardens frame the front of the home, creating privacy and a lovely street presence. Positioned on a 940m<sup>2</sup> block, the rear gardens are flat, low-maintenance and usable. With new zoning laws and the large corner block location, there is also development potential. Expansive, beautifully cared for and nicely maintained, this is a wonderful opportunity for families to secure a home in a sought-after location. If you have been looking for a home where all the hard work has been completed, be sure to inspect 1 Hagen Place, Kambah. My features include:  
• Updated kitchen with gas cooktop, breakfast bar, pantry and glass splashback  
• Generous main bedroom with walk in robes and ensuite bathroom  
• Spacious second bedroom with accessible ensuite bathroom  
• Ducted reverse cycle heating and cooling installed for comfort year round  
• Large double brick garage and additional off-street parking options  
• Expansive rear garden secured with Colorbond fencing  
• Wonderful location nearing the Murrumbidgee Golf Course with easy access to amenities  
My specifics: Living size: 162m<sup>2</sup> Block size: 942m<sup>2</sup> Year built: 1975 UV: \$527,000 Rates: \$2,996 p/a Land tax: \$5,015 p/a (if rented)