

1 McDowall Place, Kambah, ACT 2902



House For Sale

Saturday, 10 February 2024

1 McDowall Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Mark Larmer And Aaron Lewis
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Jason El-Khoury
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Auction 05/03/24

Discover this unique, multi-functional family home with various internal and external spaces to cater for everyone's needs. The current, house-proud owners removed the walls of the 3rd bedroom to increase the living spaces (this can be replaced as part of the purchase if required) and also added a multi-purpose room perfect as guest bedroom or work from home space, along with an enclosed sunroom, pergola-covered timber entertaining deck, a large fully enclosed carport and additional enclosed workshop complete with 3-phase power. If you appreciate self-sustainability, you will love the 6.5kw solar system and numerous fruit trees and shrubs front and rear along with the chicken enclosure in the rear yard. Located on the foothills of Mt Taylor in this elevated part of Kambah and on the corner of a quiet loop street and a cul de sac, you can enjoy an easy walk to the local shops and school and even get lovely views to the Brindabella's. There are lots of extras to be aware of, so make sure to watch our detailed, uncut, walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and it will be automatically sent to you. Features overview:

- Separate title, free-standing courtyard home
- Corner block so only neighbours on 2 sides
- Positioned in a quiet, elevated part of the suburb with little through traffic
- Fully single-level floorplan
- Multiple living spaces and huge workshop space rear of garaging
- Short distance to local shops and school, accessed via walkway at the end of the cul-de-sac – Crafty
- Frog café, Taylor primary school and Taylor childcare centre
- Vacant possession and early access available via an occupation licence if you need to move quickly before settlement
- Flexible settlement options if you have another property you want, or need, to sell, or to have more time to secure financing
- Offers before auction (accompanied with a Section 17) are welcomed

The Numbers (approx):

- Living area: 115m²
- Side deck: 12m² and pergola over is 24m² in total
- Enclosed sunroom: 14m²
- Multi-purpose room at rear: 13m²
- Enclosed carport: 32m²
- Workshop room at rear of garage: 31m²
- Block size: 574m²
- Age: 48 years (built 1976)
- General rates: \$2,593 p.a.
- Water rates: \$740 p.a.
- Land tax (investors only): \$4,074 p.a.
- EER (Energy Efficiency Rating): 2 stars (with potential for 6 stars)

Inside:

- Updated kitchen has solid timber cabinetry and additional storage, 2 bowl sink, water filter, Bosch stainless steel electric under bench oven, 4 burner electric cooktop, recirculating rangehood and windows looking into the sunroom
- Tiles throughout entire home except 2nd bedroom which has carpets
- Large open plan living areas with full length, timber windows with dual roller blinds and external awnings
- Main bedroom has a full-length window, dual roller blinds and external awnings, 3-door wardrobe, ceiling fan with light
- Bedroom 2 has 2-door built in wardrobe, ceiling fan with light, solar skylight, curtains and window looking to the store room at rear of garage
- The 3rd bedroom walls have been removed to make it an additional living space and an optional 3rd bedroom added at rear of home, however, the owners will put the walls back at no cost if requested
- Main bathroom has bath, shower, vanity with mirror over, heat lamps, solar skylight
- Separate toilet room with heap lamps
- Separate laundry room with corner tub, shelving, and access to rear yard
- Linen cupboard in hallway
- Sunroom accessed through sliding door from dining area, it has timber flooring and glass walls with roller blinds and also access to the rear yard
- Multi-purpose room (excellent work from home space) has tiled flooring, full-length double-glazed windows looking to rear yard, dual roller blinds, reverse cycle wall unit, lighting, power, TV and internet connection plus insulated walls and ceiling
- Ducted gas heating and wall-mounted reverse-cycle unit in family room
- VDSL internet is used, NBN in available (FTTN)
- LED downlighting in main living areas

Outside:

- 8 solar panels on roof (6.5kw)
- Timber deck off dining room with large pergola over
- Enclosed sunroom opening off the dining area
- Lots of edible produce in the form of the following trees: Apricot, plum, peach, Tahitian lime, cherry, loquat, cumquat, lemon, fig plus raspberry and thornless blackberry shrubs
- Mature trees and plantings in front yard offer significant privacy from the road and shade in Winter
- 2 water features in front yard to stay
- 1 year old electric hot water system
- Colorbond fencing
- Clothesline
- 5000 litre rain water tank
- Woodshed and chicken enclosure
- Garaging with remote controlled roller door with storage shelves and bench space
- Fully enclosed workshop/multi-purpose room at rear of garaging has timber flooring, ceiling insulation, fluorescent lighting, 3-phase, power, internet connection, built in TV and heaps of power outlets
- Additional storage space running the entire right-hand length of the garaging
- Room in driveway for 4 more vehicles plus side area for boat, caravan or trailer

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE