

10 Gunning Place, Kambah, ACT 2902

LUTON

Sold House

Friday, 20 October 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 745 m2

Type: House



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\$841,000

Gabbi & Mel from Luton Properties are excited to present to the market, 10 Gunning Place, Kambah. Completely transformed, this three-bedroom, two-bathroom beautifully presented home is located on a good 745m² RZ2 block in the quiet and highly sought-after suburb of Kambah. Nestled in a quiet cul-de-sac, just a short drive from local shops and schools this is an incredible opportunity you will not want to miss. Renovated with practicality and contemporary fixtures and finishes, there is nothing to be done. The spacious home offers three well sized bedrooms all with built-in robes, and the master with a gorgeous modern ensuite. The home features an open plan lounge, dining and kitchen. The kitchen equipped with an electric cook top and oven, dishwasher, plenty of storage and space and a large island bench with breakfast bar for everyday convenience. Step outside to discover a world of outdoor entertainment possibilities. A spacious deck and pergola offer the perfect setting for alfresco dining and relaxation along with a paved entertaining area providing a low-maintenance space for gatherings. A dedicated chicken coop adds a touch of rural charm to the property, allowing you to enjoy fresh eggs straight from your backyard. This exceptional property is strategically located near schools, shops, public transport, Tuggeranong Town Centre, the city centre, and the majestic Mount Taylor. Don't miss the opportunity to make this your forever home.

Property Features: 3 Bed | 2 Bath | 2 Garage

Three-bedroom, two-bathroom extensively renovated home
Master suite with brand-new ensuite
Large modern kitchen with electric cooking, plenty of cupboard space and large island bench with breakfast bar
Light filled and very spacious open-planned living, dining and kitchen
Renovated main bathroom and separate toilet
Brand new 'New Zealand Hybrid Flooring' throughout the living areas
New carpet in all the bedrooms
Freshly painted and Modern downlights throughout
Beautifully renovated laundry with external access
Split system heating and cooling & gas furnace
Continuous hot water system
Deck & pergola with a gorgeous leavy outlook
Paved entertaining area
Fully enclosed private backyard with Colourbond fencing fully landscaped
located close schools, shops, public transport, Tuggeranong Town Centre, the City Centre and Mount Taylor.

EER: 2 Stars
Block Size: 744m²
Living Size: 102m²
Garage: 40m²
UV: \$489,000
Rates: \$2,808 approx. annually
Land tax (If rented): \$4,576 approx. annually
Land Zoning: (RZ2)
Built: 1975 approx (ex-gov)

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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