

10 Lyall Crescent, Kambah, ACT 2902



House For Sale

Wednesday, 24 April 2024

10 Lyall Crescent, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 900 m2

Type: House



Andrew Browne

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Auction 11/05/24

Auction Location: On Site Nestled in one of the most highly sought parts of Kambah, 10 Lyall Crescent is a beautifully presented three bedroom property that's had all the hard work done and is ready and waiting for its new owners! First homeowners or investors will both be impressed with how much there is on offer including a quiet, peaceful location and large 900m² allotment with a perfect northerly aspect. Sitting towards the front of the block the home makes the most of the orientation and the living areas will have you enjoying your new home as well as the warming Winter sun and remaining cool in the heat of Summer. Adding to the package is a home that's been freshly painted throughout as well as new carpet and floorboards and the kitchen is complete with an expansive island bench, gas cooktop, electric oven, dishwasher and heaps of storage. All bedrooms include built in wardrobes and your year round comfort is ensured with ducted gas heating & evaporative cooling, split system reverse cycle air conditioning and the convenience of a 10 panel solar array. Lyall Crescent is a delightful pocket of Kambah and you will love being surrounded by reserve and so close to walking and riding trails, the Kambah Village Shops, Kambah Pool & the Murrumbidgee River as well as the Murrumbidgee golf course - all at your doorstep - this really is an opportunity not to be missed! With an owner ready to sell don't miss your opportunity and come along to the next open home or call Andrew on 0403 169 259 to arrange a private inspection.

Features: Three bedrooms with built in robes
Separate lounge & dining room
Gas cooktop & electric oven
Ducted gas heating & evaporative cooling
Split system reverse cycle air conditioning
Single carport
Freshly painted throughout
New carpet & floorboards
Superb tightly held location
Large north facing block
Easy access to the City Centre