

101 Summerland Circuit, Kambah, ACT 2902



House For Sale

Thursday, 11 January 2024

101 Summerland Circuit, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

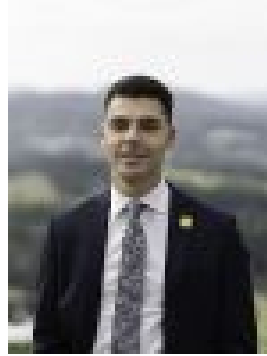
Parkings: 2

Area: 720 m2

Type: House



Alec Brown
0406866007



Kaine Walters
0450146538

Auction 03/02/2024

****Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date.** There is much to love about this home! Wrapped in a timeless brick and tile exterior, you'll be greeted by a red arbour in the landscaped front garden, a pretty touch that enhances the streetscape and appeal. Entry to the home is via the front porch, a place where you'll also enjoy gazing out across the landscaped front garden to the beautiful sunsets beyond during summer. Inside, generous living spaces are complemented by relaxing bedrooms and fresh finishes, with the updated contemporary kitchen of particular note. With its blue cabinetry, it provides a striking pop of colour to the otherwise neutral scheme throughout the home. A large, covered deck at the rear will no doubt be somewhere you'll love to entertain, and with a gorgeous garden to look out onto, you'll likely spend weekends relaxing here too. The comfortable lifestyle this home provides, along with its sought-after location, friendly neighbourhood and proximity to Mount Taylor, Lake Tuggeranong, Woden town centre and excellent schools, makes this a prospect not to be missed. Property features include:

- Spacious living room at the front of the home, plus a separate family room
- Modern gas kitchen with waterfall stone benchtops, dishwasher and plenty of storage
- Polished floorboards in the kitchen/dining/living rooms
- Covered entertaining deck is accessed from the family room
- Segregated master bedroom with built-in wardrobes and a shower ensuite
- Three additional bedrooms, one with a built-in desk, cabinetry and shelving
- Good-sized main bathroom includes a shower, corner spa bath and large vanity
- Ducted heating/cooling, plus ceiling fans
- Paved pathway weaves through to the low-maintenance landscaped gardens
- Gated side access to the rear, with ample driveway parking
- Secure double garage, with a good-sized workshop
- 6.4KW Solar panels
- Living: 156.71 sqm
- Garage: 39.16sqm
- Block: 720 sqm
- EER: 1.5
- Built: 1976
- Rates: \$2,802pa
- Land Tax: \$4,560pa (Investors only)
- UV: \$487,000 (2023)

Close proximity to:

- Kambah Village Shopping Centre
- Tuggeranong Town Centre
- Westfield Woden
- Selection of excellent schools
- Lake Tuggeranong
- Mount Taylor
- Urambi Hills

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.