

104 Ivo Whitton Circuit, Kambah, ACT 2902

MY MORRIS

Sold House

Monday, 14 August 2023

104 Ivo Whitton Circuit, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 260 m2

Type: House



Sandy Morris
0420380895



Zac Morris
0432141648

Contact agent

My new owner will love: My spectacular tranquil location in a golf course estate My salt water inground swimming pool My north facing location, and spacious 1215sqm block My three separate light filled living areas This gorgeous four-bedroom ensuite home is sited on a large block of 1215sqm and built to ensure maximum northerly sun throughout the winter months. Located in this beautiful golf course Estate and in the company of other quality property, this is the perfect opportunity to purchase a lovely family home with a little for everyone. Internally, there is 260sqm of internal space including three light filled living areas with floor to ceiling glass and an abundance of natural light. The oversized rumpus room could be used for a variety of purposes including a perfect work from home space with a full wall of built in cabinetry and attic storage. The segregated main bedroom is oversized and has sliding door access to the rear garden. It includes a walk-in robe, large ensuite with double vanity, heated towel rail and floor to ceiling tiles. Bedrooms two and three are queen size with built in robes and bedroom four has room for robes. The spotted gum floors to the family room and plantation shutters to the dining room give a beautiful modern feel to the home and the updated and spacious kitchen includes an island bench, stainless steel oven, Miele dishwasher, pantry and a 900mm gas cooktop. The 24 solar panels fitted to the roof ensures energy efficiency and you will be comfortable year-round with zoned ducted gas heating for the coming Canberra winter and there are two reverse cycle units for cooling in the summer. Externally, there is something for everyone. The completely private inground salt water swimming pool with adjacent gazebo will provide hours of family fun. There are multiple covered areas to entertain family and friends and the rear garden still has plenty of room for children and pets to play. There is an oversized purpose-built garden shed large enough to solve external storage issues, water tanks and colorbond fencing to the perimeter of the home. For those that have multiple vehicles, in addition to the double brick garage with internal access and auto doors, there is a completely separate driveway and parking space for a caravan, trailer, boat or all three! Those looking for a private, peaceful lifestyle where you can literally walk for miles in a semi-rural setting then inspection of this lovely family home is encouraged. My features include:- Beautifully presented four-bedroom ensuite home sited on a block of 1215m² in this gorgeous golf course Estate - Positioned on the block to ensure maximum north sun throughout - Wonderful floorplan offers three separate and light filled living spaces including a rumpus with a full wall of built in cabinetry and attic storage - Large separate dining room with feature plantation shutters - Segregated and oversized main bedroom with sliding door access to the garden, a walk-in robe and large ensuite bathroom with double vanity, heated towel rail and floor to ceiling tiles - Bedrooms two and three are both queen sized and bedroom four has space for robes - Main bathroom is generous in size with separate bath and w/c - Zoned ducted gas heating and two split systems ensures comfort all year round - Spotted gum timber floors give a beautiful modern feel to the home - Updated and spacious kitchen with island bench, stainless steel oven, Miele stainless steel dishwasher, pantry and a 900mm gas cooktop - Completely private and magnificent solar heated salt water swimming pool with gazebo - Solar panels for excellent energy efficiency - Beautiful and private rear garden with room for children and pets to play, 10,000 lt water tanks with pumps, purpose-built garden shed large enough to solve all those external storage issues and new colorbond fencing to the perimeter of the property - Double garage with auto doors, internal access and in addition to the off-street parking on the driveway there is a second driveway - perfect for the boat, caravan or trailer - Perfectly positioned in this beautiful Estate with lovely walking trails in close proximity to arterial roads to Woden, Tuggeranong and Canberra City My specifics are: Rental estimate: \$950.00 - \$1,000 p/w (approx) Internal living size: 260m² (approx) Block size: 1215m² (approx) Rates: \$446.00 p/q (approx) Year built: 1994 (approx) EER: 3.5