

**106 Bacchus Circuit, Kambah, ACT 2902**

LUTON

**Sold House**

Friday, 23 February 2024

106 Bacchus Circuit, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 826 m2**

**Type: House**



Jane Ahern

0409042396

## Contact agent

Ideally situated in one of Bacchus Circuit's small leafy cul-de-sacs, this light and bright, three bedroom home offers the new owners a wonderful lifestyle. The bush-like setting and green space outlining the rear of the home, combined with the established gardens on the 826m<sup>2</sup> block create a peaceful sense of privacy, rarely found in such close proximity to town centres and transport routes. Ideal for first home buyers, the home is move-in ready thanks to the innumerable upgrades just completed. The new flooring, fresh painting inside and out, new curtains and blinds, some new fencing – even a new front door have created a fresh and fabulous home with nothing to spend. Lucky buyers will only need to add their personal touches to create their dream lifestyle. The abundance of natural light and pleasant outlook into the gardens are just some of the appealing qualities of this family friendly home. The easterly-facing aspect captures morning sunlight throughout the spacious living room area and two of the bedrooms. The kitchen and dining areas, with new timber look flooring, overlook the front deck and pergola that's perfect for summer barbecues and winter gatherings. The functional kitchen features a new island bench, gas stove and plenty of storage. All the bedrooms are spacious, two of them with built-in wardrobes. The bathroom has a separate shower and bath and there is a separate toilet. With a gas heater in the living room along with ducted heating and evaporative cooling, your climate control is taken care of too. The large, secure gardens will appeal to many – the chook shed is ready for its new residents or it could double as a pet run. There's plenty of room to create your own vegetable garden under the established trees and shrubs that screen the house and shelter the spacious and private back yard. A secure haven that's ideal for children and pets to play in and for enjoying a morning cuppa while watching the birds and the sun rise behind the leaves. The double garage has room for a workshop and there's off-street parking with room for trailers. Within walking distance to playing fields, and close to all ages and stages of public and private schools, childcare centres, local shops and cafes. With quick access to main transport routes to Woden, Weston and Tuggeranong town centres, this neat and sweet home is a gem. Easy to access, easy to live in, easy to love – don't miss this Kambah keeper. Features:-Delightful, upgraded first home-Situated in peaceful leafy cul-de-sac-Superb location close to schools, parks, local shops-Large living room with gas heater -Dining area adjacent to kitchen-Abundant windows in all living areas-Natural light floods the area-Functional kitchen, gas stove, new island bench-Kitchen outlook over deck & gardens-Large main bedroom with built-in wardrobe-Two good size bedrooms, one with built-in wardrobes-Bathroom with separate shower and bath-Separate toilet-Tastic heater in bathroom-Laundry with exterior access-Linen press in hallway-New timber-look flooring in kitchen and dining area-New carpet in living room and bedrooms-Freshly painted inside and out-Ducted gas heating & ducted evaporative cooling-Instant gas hot water-Double garage with room for storage/workshop-2 Garden sheds, chook pen-New fencing to back yard-Easy access to main transport routes-Fabulous first home -Built: 1975-Rental Appraisal: \$600-\$650 per week Living Size: 110m<sup>2</sup>Land Size: 826m<sup>2</sup>Land Value: \$547,000 (2023)Rates: \$3084 paAll amounts, values and measurements are approximate and not to be relied upon. Buyers to make their own enquiries.