

**11 Battersby Circuit, Kambah, ACT, 2902**



**Sold House**

Tuesday, 11 July 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Oliver Muscat

## Just Move In!

Welcome home! If you are looking for a property that's 'move in ready" you've found it!

This much-loved property is at 11 Battersby Circuit, nestled on a 601m<sup>2</sup> parcel of land in the centrally located suburb Kambah. It has 3 good sized bedrooms all with built-ins, modern kitchen with quality appliances, 2 living areas, ducted gas heating and evaporative cooling.

The home presents with a covered front pergola, and offers a large covered, rear deck - perfect for entertaining and overlooking a leafy, established, private back garden.

There is a double lock up garage with workshop to rear, double high roof carport, perfect for those large storage needs. Do yourself a favour and pop past and have a look for yourself!

### Features

- 3 good sized bedrooms with built-ins
- Recently renovated kitchen with modern appliances
- Slate flooring to entrance
- Plantation shutters
- Flexible floorplan with 2 living areas
- Ducted gas heating
- Evaporative cooling
- Large and covered entertainment deck to rear
- 2 car garage
- Double high roof carport
- Workshop/storage to rear of garage
- Private and leafy low maintenance gardens
- Laundry with external access