

11 Fimister Circuit, Kambah, ACT 2902

MY MORRIS

Sold House

Monday, 14 August 2023

11 Fimister Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Sandy Morris
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Contact agent

My new owners will love:

- My privacy from the street
- My ducted reverse cycle heating and cooling
- My covered outdoor entertaining area overlooking the garden
- My light and bright interior

This light filled split level three bedroom home is located in a quiet loop street and sited on a manageable block of 670m² (approx.) with nice privacy from the street. The l-shaped living and dining area is adjacent to the solid timber kitchen with stand-alone cooktop, stainless steel dishwasher, large fridge space and a garden outlook. The main bedroom has both east and north facing windows ensuring sunshine and the secondary bedrooms are both generous in size. The bathroom has a generous sunken spa bath, cedar windows and an open corner shower. Year round comfort is assured with the addition of ducted reverse cycle heating and cooling. Externally, there is side gate access to the low maintenance rear gardens and you can watch children play on the grassed area while entertaining family and friends in the covered outdoor entertaining area. Car accommodation is provided by a double garage (currently a single with workshop) and auto door. This is a fabulous location just a short walk to the sought after St Anthony's Primary School and the well equipped Wanniassa shopping centre and east of access to Athllon Drive leading straight to Woden and Tuggeranong.

My features include:

- Light filled split level three-bedroom home in a quiet loop street
- Sited on a manageable block of over 670m² with nice privacy from the street
- L-shaped lounge and dining room with ceiling fan and lovely natural light
- Solid timber kitchen with electric stand-alone cooktop, stainless steel dishwasher, large fridge space and a garden outlook
- Main bedroom has both east and north facing windows ensuring sunshine
- Bedrooms two and three are both generous in size
- Bathroom has a generous sunken spa bath, cedar windows and an open corner shower
- Ducted reverse cycle heating and cooling ensures comfort year round
- Covered outdoor entertaining area overlooking the garden
- Low maintenance gardens with weed mat and side gate access
- Grassed area to the rear garden with plenty of room for children and pets
- Double garage (currently a single with workshop) with auto door
- Fabulous location just a short walk to the sought after St Anthony's Primary School and the well-equipped Wanniassa Shopping Centre and east of access to Athllon Drive leading to Tuggeranong and Woden

My specifics include:

Rental estimate: \$560 - \$580 p/w (approx.)
Living size: 107.80m² (approx.)
Year built: 1975 (approx.)
EER: 1UV: \$438,000 (2022)