

# 11 McKillop Circuit, Kambah, ACT 2902

MY MORRIS

## Sold House

Saturday, 4 November 2023

11 McKillop Circuit, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Zac Morris  
0432141648



Tahlia Morris  
0262964252

**\$889,000**

My new owners will love: -?Expansive block of 890m<sup>2</sup> with a large flat rear garden with established plants-?Perfect aspect with lovely north facing glass to the front-?Great floor plan with two separate living spaces and segregated main bedroom Positioned in a quiet loop street on an 890m<sup>2</sup> block, this home has been lovingly maintained and updated over the years. Nearing schools, local shops and recreational areas, it is the perfect family friendly location that offers its new owners the opportunity to move in, enjoy and update at their leisure. Perfectly aspected, the home has been positioned on the block to maximise the north frontage while its elevation ensures maximum privacy. Floor to ceiling glass has been used extensively to make the most of the aspect and allow for endless natural sunshine. Buyers will love the well-designed floorplan that includes two separate light-filled living spaces and a segregated main bedroom complete with fabulous storage and an ensuite bathroom. Expansive, flat and usable, the rear gardens offer plenty of space for children and pets to play. With an array of established plantings, vegetable gardens, fruit trees and the space to extend or further improve, this is the perfect family home. Car accommodation is provided by a large double brick garage and an additional carport has been installed to the side of the home, perfect for a boat or caravan! My features include: •?Four-bedroom ensuite family home positioned in a quiet loop street •?North facing lounge and dining rooms with endless natural light •?Functional kitchen with dishwasher and electric cooktop •?Second living space adjacent to the kitchen with direct garden access •?Segregated main bedroom with his and hers robes and ensuite bathroom •?12 panel solar system •?As-new wooden floor installed •?Fully wired security system with cameras •?Beautiful gardens with fruit trees such as lemon, fig, sugar plum, plum, pear, almond, lime and nectarine •?Ducted gas heating and split system unit installed •?Car accommodation is provided by an oversized double brick garage with auto doors, workshop space to the rear, storage room with power and an additional carport at the side of the home for a boat, caravan or trailer •?Enviably location just a short stroll with no roads to cross to the local primary school, Kambah Village shopping centre is close by and ease of access to arterial roads to Tuggeranong, Woden and City shopping precincts My specifics: Living size: 151m<sup>2</sup> Block size: 890m<sup>2</sup> Garage size: 51m<sup>2</sup> EER: 2.5 stars UV: \$539,000 Rates: \$3,048 p/a Land tax: \$5,134 p/a