

# 119A Harrington Circuit, Kambah, ACT 2902

## House For Sale

Friday, 3 May 2024



119A Harrington Circuit, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Auction

This impeccably presented single level home is superbly positioned within a quiet loop street location. Capitalising on its established suburban location while reaping the benefits of its proximity less than 3km away from Tuggeranong Town Centre and the plethora of retail and dining possibilities it offers. This brand new dwelling is for people with busy lives, who are seeking the ease of a lock-up-and-go lifestyle within a family-size home. Beautifully designed and appointed with quality inclusions throughout, this home will be sure to impress the most fastidious buyers. With double glazed windows and two great living spaces which includes generous open-plan lounge and dining areas, connecting to a modern kitchen which considers family-style living with a walk-in pantry for ample storage as well as an island bench / breakfast bar for entertaining. Accommodation includes four-bedrooms plus study all with built in robes, take your pick for main as two bedrooms boast a stylish ensuite bathroom and walk in robe. Two of the remaining bedrooms sit alongside the main bathroom with separate toilet whilst the fourth bedroom is located towards the front of the house. Easy-care, landscaped gardens surround the covered alfresco area and wrap around to the front of the home, ideal for busy people. Be it your forever home or a sound investment this home is the complete package, ready for you to move in and enjoy. An inspection is a must!

**Other Features:-** Quiet established loop street - Double glazed windows- Ducted reverse heating and cooling (Daiken) - Four bedrooms all with built in robes two ensuite bathrooms- Segregated master with ensuite bathroom and walk in robe- Sun-drenched living areas with high raked ceilings - Separate second living area - Study - Stunning kitchen with breakfast bar , walk in pantry and Bosch appliances - Modern bathroom with in-tile heating - Separate toilet- Covered alfresco area- Ample storage throughout- 4x security cameras- Privacy in every room with external access- 6kw solar system- Electronic smart lock to the front door- Double garage with internal access (remote door, EV charger)- Established landscaped gardens - 4,000 ltr water tank- NBN connected - Fully fenced / secured back garden for pets / children - Stroll to local shops - Minutes to Tuggeranong, Woden and Canberra City EER: 7.2