

119B Harrington Circuit, Kambah, ACT 2902

House For Sale

Tuesday, 19 September 2023



119B Harrington Circuit, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Anish Sebastian
0450865524

AUCTION 13/04/2024

Confidence Real estate proudly presents this luxurious brand-new home ready to move in. This home is an absolute dream for family buyers on the hunt for a bright and spacious residence that offers amazing versatility, near brand new flair, massive living zones and outdoor entertaining. The house opens to a spacious formal living and one of the two master bedrooms incorporating a contemporary ensuite and built in robe. From here make your way through to a brilliant open plan meals, family, and stunning kitchen precinct. The quality kitchen comes complete with stone benchtops, modern cabinets, huge walk-in pantry, and quality 900 mm Bosch appliances. Back inside the second master bedroom with walk in robe and ensuite service the family's accommodation needs and the other two bedrooms with custom built-in robes. The central bathroom matches the modern tones enjoyed throughout, incorporating another large walk-in shower and a bath. This is not the end as a brilliant separate study nook presents the family with a wonderful work from home option or hobby space. The property is within short walking distance to Kambah shops, short drive to all the amenities at the Tuggeranong Town Centre play fields, multiple parks & playgrounds around the suburb. You will also enjoy the quick access onto Athlon & Drakeford Drive and easy access to Tuggeranong mall or north to

Woden/Belconnen. Features:

- Modern façade
- Luxurious master bedroom with walk in wardrobe and ensuite
- Another bedroom with en-suite and BIR
- Two other Spacious bedrooms with BIR
- Separate study room
- Modern kitchen with feature tile splash back & stone bench tops(40mm)
- Modern Butler's Pantry with more storage, stone bench tops & splash back
- Bosch appliances
- 1 x 26 litre gas continuous flow hot water system with recess box
- 4000 litre slimline rainwater tank
- 6kw solar system
- Electronic smart lock to the front door
- Double glazed windows
- 3.5m High Raked Ceiling in main living area
- 2.7m ceiling height in rest of the areas
- Daikin reverse cycle heating & cooling throughout with zoning
- Bathtub in main bathroom
- Separate Powder room
- Separate formal living area
- EV charger provision in garage
- In tile heating to wet areas
- Modern Matte Black Lose carpentry items.
- Two Large storage.
- Hybrid vinyl flooring
- Franke Matte Black Brass plated door furniture Amelia' to internal doors
- NBN Connection
- 4x security cameras
- Privacy in every room with external access
- Sky light
- Outdoor entertaining area
- Short walk to Burns club, schools, Kambah village centre
- Mountain Views
- Walking distance to Mount Taylor Reserve

Call Anish on 0450865524 for inspection before you miss out. EER: 7.1 star Block size: 500 sqm approx. House size: 241.97 sqm approx. Rates: \$ 723.9 per quarter approx. Land Tax: \$1,196.73 per quarter approx. (For Investors Only)