

**12 Maidment Place, Kambah, ACT 2902**

**MY MORRIS**

**Sold House**

Friday, 15 September 2023

12 Maidment Place, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 841 m2**

**Type: House**



Zac Morris

0432141648

**\$855,000**

This three bedroom ensuite home has been extended and renovated, now commanding 163m<sup>2</sup> of internal living space, with north-facing floor-to-ceiling glass in the two living areas. Solar panels, ducted heating and cooling, reclaimed 120 year old timber flooring, large rear deck with glass balustrade, plus quality kitchen with double oven, induction cooktop, granite benchtops and glass splashbacks. All this property needs is a bit of gardening to bring it back to its former glory. Positioned in a whisper quiet cul-de-sac, near the foothills of Mount Urambi, there are endless walking and biking tracks on the Bicentennial National Trail right by your doorstep. Simply a stone's throw to the idyllic Murrumbidgee Golf Course - this truly is the perfect family friendly location. My specifics: Living size: 163m<sup>2</sup> Block size: 841m<sup>2</sup> EER: 2.0 stars UV: \$554,000 Rates: \$2,894 p/a Land tax: \$4,777 p/a (if rented)