

12 Yaldwyn Place, Kambah, ACT 2902



House For Sale

Thursday, 22 February 2024

12 Yaldwyn Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 772 m2

Type: House



Mohammed Islam
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Offers above \$819,000+

Walk through the door of this stylishly renovated home at 12 Yaldwyn Place, Kambah and everything you could wish for is here: spacious formal and informal living spaces, quality inclusions throughout, family-friendly gardens and a great neighbourhood. Additionally, the position is fantastic, with the home tucked away at the end of a quiet cul de sac in the very popular suburb of Kambah. Close to local and suburban amenities, this is an ideal house for first home buyers or retirees alike. This home has been maintained and modernised to the highest of standards both inside and out, ensuring the lucky buyer move in and enjoys it straight away. Featuring bright open living spaces and beautiful interiors, the cleverly designed floorplan effortlessly integrates the indoor and outdoor spaces into everyday living. Preparing meals for family and friends is a delight with an updated kitchen providing plenty of bench and storage space. Quality stainless steel appliances, gas cooktop, oven and dishwasher complete the main hub of this home. This home boasts three spacious bedrooms, and a master suite with recently built stylish ensuite providing luxury and privacy to parents. The remaining two bedrooms are generously sized and come with mirrored built in robes. All the bedrooms have new floorboards and fans to ensure additional comfort. Recent additional insulation and setting up of ducted reverse cycle air-conditioning ensure a very comfortable living throughout the year. The circular floor plan leads out onto a sun filled deck that will be well used through both winter and summer alike. The gardens of this home are immaculately manicured with easy-care bark, pebbles and hardy plants, enjoy the outdoors without the effort. There are numerous outdoor entertaining areas that will allow the home to be enjoyed by family and friends throughout the year. The home has garaging for two cars and the backyard is secure and would be ideal for either pets or children. Superbly located, only moments from highly sought after schools, playing fields, shops, hospitals, public transport, Tuggeranong Town Centre, this property must be inspected to fully appreciate the lifestyle opportunity on offer.

Key Features:- A sought after central position on a large flat block of land - Perfectly positioned in a tightly held cul-de-sac location - Three generous sized bedrooms, master with fan and recently built modern ensuite - Two generous sized secondary bedrooms with mirrored built in robes and fans - Spacious light filled lounge and dining room - The Kitchen offers plenty of cupboard space and a gas cooktop, oven, double drawer dishwasher - Sizeable and light filled family room - Additional insulation by Alexander Watson to raise the energy efficiency - Recently installed ducted reverse cycle air-conditioning - Recently laid floating floorboard throughout all the bedrooms and living areas - Double lock up garage, single carport and plenty of off-street parking - Expansive and low maintenance front and rear yard - great for the growing family - Only a short distance to Kambah Village Shops, Wanniasa Shops, St Thomas The Apostle Primary School, St Anthony Primary School, and various other surrounding schools, South.Point Shopping Centre and the Woden Plaza

Property Information: - EER: 5.5 Star - Living size: 106.50m² (approx.) - Sunroom: 25m² (approx.) - Garage size: 40m² (approx.) - Carport size: 27m² (approx.) - Block size: 772m² - Rates - \$2,879 p.a (approx.) - Land Tax - \$1,194 p.q (approx.)