

122 Summerland Circuit, Kambah, ACT 2902

House For Sale

Wednesday, 12 June 2024

independent
PROPERTY GROUP

122 Summerland Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 941 m2

Type: House



Jonathan Charles
0262095010



Robert Burns
0262095006

Auction 1.30pm, Saturday 29th June

Set in the highly sought-after suburb of Kambah, this updated residence is perfect for first-time homebuyers or those looking to expand on the home's solid foundation. Situated on a 941m² parcel of land, this home is ready for you to move in and enjoy the tranquil surroundings of Kambah. This exceptional home boasts a wealth of modern features that will appeal to a variety of families. The spacious, contemporary kitchen has been tastefully renovated, offering ample space for large families and guests. It features high-quality appliances, including a gas cooktop, oven, and dishwasher, ensuring convenience and efficiency. Accommodation includes three well-appointed bedrooms, each with built-in robes and serviced by a stylish main bathroom equipped with both a shower and a bath. The main bedroom is filled with natural light and includes a walk-in robe and a modern ensuite. Outside, the large yard offers plenty of space to extend the existing home or to undertake landscaping projects. The existing garden beds are perfect for those with a green thumb, offering a wonderful opportunity to grow your own vegetables or cultivate a variety of plants. These well-maintained beds provide a ready-to-use space for gardening enthusiasts to enjoy. 122 Summerland Circuit is ideally located with numerous shopping options nearby. Mawson Southlands Shopping Centre, Kambah Shopping Village, and Erindale Shops are all a short drive away. For additional shopping needs, Westfield Woden Shopping Centre and South Point Tuggeranong Shopping Precinct are both under a 10-minute drive. Schooling options in the vicinity include Wanniasa Primary School, Taylor Primary School, and Namadgi School. You'll also be spoiled for choice with walking and biking trails, as Mt Taylor Nature Reserve is only a short walk away.

Features:- Three bedroom ensuite home- Spacious living area- Modern kitchen with dishwasher, gas cooktop and oven- Isolated main bedroom with ensuite and walk-in robe- Bedrooms with built in robes- Potential to extend- Modern main bathroom with shower and bath- Ducted gas heating throughout- Split system heating and cooling to living area- Two driveways- Carport and lock up garage- Garden shed- Large backyard with raised garden beds

Figures: - House size: 123m²- Carport: 18m²- Garage: 32m²- Block size: 941m²- Rates: \$2,800 p.a approx.- Land tax: \$4,300 p.a approx.- Built: 1976 approx. - UCV (2023): \$476,000