

**13 Maidment Place, Kambah, ACT 2902**

**maloneys**

**Sold House**

Friday, 11 August 2023

13 Maidment Place, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 852 m2**

**Type: House**

**\$746,000**

Auction Location: On Site Situated in a quite loop location, 13 Maidment Place offers the astute investor or owner-occupier an ideal opportunity to renovate and apply their personal touches upon this unique home; there is an abundance of potential, limited only by your imagination. With a land holding of 852sqm, the property offers potential for those wishing to adopt, adapt or indeed, improve - and all in a premier location that is highly sought after for its proximity to many of the best amenities and shopping experiences that Canberra has on offer, whilst providing the comfort and security of a true family home in a quiet, leafy suburban area. The original home features three bedrooms, an open-plan dining and lounge room and a separate laundry and kitchen. The appeal of the location is self-evident with extensive renovation and re-building that is taking place in the area. This is a great block, in a prime location and offers the astute purchaser the opportunity to create their ideal family home! Call to arrange an inspection or see you at the open home. This property must be sold at auction!

EER 3 Features Free standing brick veneer home Block of 852m<sup>2</sup> House Size 108.42 m<sup>2</sup> Unlimited potential Truss roof framing Wall mounted gas heater 3 bedroom home EER 3 General Rates: \$2,936.00 Land Tax (if payable) \$4,570.00 Rental appraisal: \$580.00 per week Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.