

13 Mcgivern Crescent, Kambah, ACT 2902

House For Sale

Thursday, 30 November 2023

13 Mcgivern Crescent, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 797 m2

Type: House



Colin McIntyre
0262949393



Kieran Jackson
0262949393

\$850,000+

McIntyre Property are proud to present 13 McGivern Crescent, Kambah to the market. Nestled in a fantastic location, this well-appointed residence is designed for comfortable living and entertaining. Upon entry, you are greeted by a formal lounge and dining room, seamlessly leading to the updated kitchen. The kitchen boasts beautiful stone benchtops with a waterfall edge, a generous pantry, wine rack, ample space for a dishwasher, a wall oven, grill, and a convenient gas cooktop. It's a culinary haven for any home chef! Off the kitchen is the lovely family room, offering a perfect space for unwinding and quality family time. All four bedrooms are generously sized, with the master bedroom featuring a built-in robe and an ensuite bathroom. The ensuite is equipped with a stylish wall-hung vanity and face-level storage. Brand new hybrid vinyl planks to the living areas, new carpet and freshly painted throughout. Stay comfortable throughout the year with ducted gas heating, evaporative cooling, and a reverse cycle split system. Entertain family and friends under the charming leafy pergola while watching the children splash in the pool—a perfect setting for memorable gatherings. Car accommodation is a breeze with a large garage providing plenty of space for a workshop/storage area. Additionally, there's a double carport and ample off-street parking. Situated in a great location with easy access to a choice of schools and public transport. Enjoy the convenience of being close to the South Point shopping centre and local shops. This fantastic family home offers everything you've been searching for. Call Colin or Kieran today to make this house your next home.

Features Include:

- Formal lounge and dining room
- Light-filled kitchen with stone benches and large pantry
- Good sized family room
- Four good well-appointed bedrooms
- Master with ensuite bathroom
- Ducted gas heating, evaporative cooling + reverse cycle split system
- New paint, carpet and flooring
- Lovely entertaining area
- In-ground swimming pool
- Large garage with room for workshop/storage
- Double carport + off-street parking
- Great location, close to schools, shops and public transport

Outgoings & Property Information: Living size: 165 sqm
Block size: 797 sqm
UCV: \$490,000
Rates: \$2,847 per annum
Land tax (if rented): \$4,668 per annum
Year Built: 1978
EER: 1.5

Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.