

130 Learmonth Drive, Kambah, ACT 2902



Sold House

Friday, 15 September 2023

130 Learmonth Drive, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 801 m2

Type: House



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\$692,000

Tucked away in one of Kambah's most desirable streets, this charming home is a true hidden gem waiting for the next family to unearth its full potential. Nestled on a private battle-axe block, this home is move in ready, ripe for renovation or the perfect site for a rebuild. The picturesque location on a tree lined street neighbouring the Murrumbidgee Golf Club makes it a family favourite, with acres of parkland, schools, and recreation options nearby. This simple home surrounded by designer residences hints at the untapped potential of this property. Freshly painted, you can move right in and gradually update in your own time and style. The existing home exudes warmth and ambience, with natural timber floors bathed in sunlight. The separate lounge and dining area offer versatile living spaces, while three bedrooms ensure room for the family. The kitchen and bathroom are both well-maintained and functional. The large, level block provides the ideal canvas for a rebuild or an extension. Add a dream kitchen and extend the living space, or build your own masterpiece on this prime piece of real estate. Side laneway access simplifies any building project, while the double garage ensures secure space for vehicles and storage. Established gardens frame the expanse of lawn with mature trees and lush shrubs creating your own private oasis. Positioned near schools, parks, playgrounds and the local shopping centre, the location is ideal for families. You're also a short drive to Tuggeranong and the city. Astute buyers won't want to miss this opportunity to secure a foothold in one of Canberra's most sought-after areas. Act quickly before it's too late!

Features:

- Charming 3-bedroom home ready to move in, renovate, or rebuild
- Secluded and private on a large, level battle-axe block with additional side access
- Light-filled lounge and separate dining room
- Practical kitchen with electric cooktop, oven, and plenty of storage
- Three bedrooms, all with built-in robes and garden views
- Well-maintained family bathroom with separate bath and shower
- Reverse cycle heating and cooling
- Large separate laundry with external access
- Established gardens framed with mature trees and shrubs
- Large double garage with ample storage space
- Close to schools, shops, and parks
- Block size: 801m²
- Living space: 97m²
- Garage: 40m²
- House built: 1976
- Rates: \$2700 per annum
- Land tax: \$3860 per annum (if applicable)
- EER: 1 Star

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