

14 Dale Circuit, Kambah, ACT 2902

MY MORRIS

Sold House

Monday, 14 August 2023

14 Dale Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1710 m2

Type: House



Zac Morris

0432141648

Contact agent

NOTE: 1710m² block - New proposed zoning laws mean this block is likely able to be subdivided into two 850m² blocks, DA already in place for 5 bed 3 bath property. Inspections are by appointment - contact Zac 0432 141 648- Exceptionally expansive 1710m² block- Updated and move-in ready existing home- Wonderful location in a quiet loop street. Set on an exceptionally expansive 1710m² block, with DA approval already in place, 14 Dale Circuit presents an amazing opportunity. Positioned in a quiet and leafy street in a popular locale, there is easy access to amenities and the local children's playground is right at your doorstep. The three-bedroom ensuite existing home is nicely presented and move-in ready, and comes complete with an updated bathroom, ensuite and laundry. It is positioned to the front of the block, ensuring plenty of space for the build of an additional residence. Along with the extensive external area, you will also love the spacious and well thought out design of the floorplan - offering over 130m² of living area, there is plenty of room for the whole family. Versatile, with endless opportunity, this property will be highly sought after by investors, builders or multi-generational families. Inspection is recommended for those looking for a rewarding investment, and those looking to build their dream home with a great rental yield to assist with mortgage payments. The potential on offer at 14 Dale Circuit, Kambah is truly immeasurable, be sure to take advantage of it. My additional inclusions:

- Three-bedroom ensuite home set on an exceptionally expansive block of 1710m²
- DA approval for dual occupancy zoning with plans drawn for an additional home
- Positioned to the front of the block to maximise redevelopment opportunity
- Spacious floor plan offering over 130m² of internal living space
- Move in ready with updated ensuite, bathroom and laundry
- Lovely mountain views and outlook over the children's playground
- Updated kitchen with walk-in pantry, island bench and gas cooktop
- Generous bedrooms all include built in robes with sliding doors
- LED downlights and new PowerPoints throughout the home
- Expansive covered entertaining deck with lovely outlook over the greenbelt
- Large, detached garage with plenty of additional off-street parking options

My specs: Land size: 1,710m² Living size: 132m² Year built: 1975 approx Rates: \$3,133 per year EER: 0.5