

**14 Trussell Place, Kambah, ACT 2902**

**MY MORRIS**

**Sold House**

Monday, 25 September 2023

14 Trussell Place, Kambah, ACT 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1221 m2**

**Type: House**



Zac Morris

0432141648

**\$925,000**

14 Trussell Place is in an elevated position at the back of a cul-de-sac and near the base of Urambi Hills and the Bicentennial National Trail. The home is nestled in an expansive 1221m<sup>2</sup> block and offers endless potential for the new owners. Lovely living areas with natural light, views and timber flooring throughout. The bathrooms are renovated and kitchen updated with new standalone cooktop/oven and a serene rear garden outlook. East facing front verandah and large north-facing rear deck perfect for enjoying a morning or afternoon cuppa outside. Features include:

- Elevated four-bedroom ensuite home in a quiet cul de sac location
- Sited on a fabulous block of over 1,200m<sup>2</sup>
- Generous and light filled living area with timber floors
- Ducted gas heating throughout and reverse cycle cooling in living room
- Well-appointed kitchen with standalone gas cooktop, dishwasher, dual sinks and pantry
- Meals area adjacent the kitchen with sliding door access to the rear garden
- Main bedroom with a full wall of built in robes, ceiling fan and a modern ensuite with floor to ceiling tiles
- Secondary bedrooms are all generous in size with built in robes to two and three
- Modern bathroom with floor to ceiling tiles, updated vanity and separate bath tub
- Solar hot water for great energy efficiency
- Car accommodation is provided by the double carport with storage shed to the rear
- Expansive rear garden with plenty of space for children and pets to play
- Deck to the rear – perfect space for entertaining family and friends
- Location perfect – just a couple of minutes to Drakeford Drive leading straight to the City, Woden and Tuggeranong and the Bicentennial National Trail right at your back door!

Numbers: Living size: 141m<sup>2</sup> Garage size: 47m<sup>2</sup> Block size: 1221m<sup>2</sup> Year built: 1975 UV: \$648,000 EER: 3 Rates: \$3,253 Land tax: \$5,573