

144 Allchin Circuit, Kambah, ACT 2902



Sold House

Thursday, 10 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 962 m2

Type: House



Sally McCallum
0261890100



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\$895,000

Auction Location: On-Site Discover a world of possibilities in the most coveted part of Kambah with this incredible opportunity to renovate or rebuild your dream home. An expansive 963m² flat block and a functional layout offers endless potential to the discerning buyer. Nestled in a family-friendly locale, backing Cooleman Ridge Reserve, this property is a blank canvas ready to be transformed into your forever home. Unleash your creativity and breathe new life into the existing structure. With two generous living areas, a large kitchen, master bedroom with an ensuite, three more bedrooms and a main bathroom, the functional and versatile layout is already in place to create your vision. Make the most of the natural light and outstanding views and enhance the ambiance with new flooring, updated gyprock and a fresh coat of paint. The addition of a new kitchen, bathrooms and back deck will bring this beauty back to life. Outside, the possibilities are endless. The large flat block is the ideal site to rebuild, with unbeatable rear access and uninterrupted views out to the mountains. Create your dream home from the ground up with room for an expansive residence, generous pool and captivating outdoor entertaining space, this is the site of a true forever home. Situated in a stunning bushland setting, surrounded by quality homes, you'll find yourself in close proximity to local schools and playing fields, Kambah Village shopping centre, local parks and playgrounds. Best of all you've got the famed Kambah Pool on the Murrumbidgee River a short drive down the road, and acres of nature at your back gate. This prime location is making its debut on the market for the first time in decades. Don't miss the chance to bring this lovely family home back to its former glory and create a space that reflects your unique style.

- Incredible opportunity to renovate or rebuild your ultimate family dream home-
- Fantastic structure already in place in need of some updates to ceiling and flooring-
- Large flat block, ideal site for a rebuild backing onto nature reserve with uninterrupted views-
- Formal lounge and dining area, separate family room-
- Generous and fully functioning kitchen space with electric appliances-
- Master bedroom with ensuite and built robe plus three additional bedrooms-
- Fully functioning family bathroom, laundry and toilet-
- Ducted gas heating in place, needs some work-
- Abundant storage options-
- Secure double garage with extra high ceilings perfect to build loft storage with side entry-
- Huge backyard, with room for a pool and direct access to reserve surrounded by Colorbond fencing-
- Minutes away from shops, schools, and recreational areas-

Living space: 172.50m²- Garage: 42m²- Land size: 962m²- House built: 1980- Land Value: \$603,000- Rates: \$3136 per annum- Land tax: \$4735 per annum (if applicable)- EER: 1 star

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