

# 15 Stieglitz Circuit, Kambah, ACT 2902

MY MORRIS

## House For Sale

Thursday, 13 June 2024

15 Stieglitz Circuit, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Sandy Morris

0420380895

**\$780,000+**

This gorgeous entry level offering is positioned in a quiet loop street on an elevated block with lovely views to the rear. In addition to the original living space, there is a fantastic sunroom extension that faces due north for fabulous winter sun. Add this winter sun to the fact that the present owner has not paid an electricity bill thanks to the solar panels and it makes the Canberra winter more enjoyable. The kitchen has been updated and now includes an induction cooktop and dishwasher and a beautiful view over the mountains in the distance. The three bedrooms are all generous in size and offer built-in robes. The family bathroom is functional with floor-to-ceiling tiles, a spa bath, separate shower and updated w/c. The list of inclusions is endless with ducted gas heating, evaporative cooling, external shutters on all windows and a single carport for car accommodation. The storage room under the house would allow the new owner to have a great workshop as there is standing room and plenty of space. The gardens are truly beautiful, with a combination of advanced deciduous and evergreen plantings to the front and rear of the property; an automated watering system ensures ease of maintenance and the colorbond fencing to the perimeter of the home provides both security and privacy. My features include:

- Lovely single level three-bedroom home in an elevated Kambah location
- Light-filled living space and additional sunroom extension for gorgeous winter sunshine
- Solar panels with a great feed-in tariff – present owner has not paid electricity bills since purchasing!
- Updated kitchen with induction cooktop, a dishwasher and a lovely outlook over the mountains
- Three generously sized bedrooms all with built-in robes
- Family bathroom with floor-to-ceiling tiles, a spa bath, separate shower, vanity and an updated separate w/c
- Ducted gas heating and evaporative cooling were replaced approximately five years ago and they ensure year-round comfort throughout the home
- External shutters on all original windows for added security and comfort
- Car accommodation is provided by a single carport and there are off-street parking options
- Expansive but low-maintenance rear garden with plenty of space for children and pets to play
- Envidable location in a tightly held pocket of Kambah only a short walk to South Point shopping centre, government offices and the Lake

**Sales Specifics:** Rental estimate: \$580 - \$600 p/w (approx.) Living size: 123.32m<sup>2</sup> (approx.) Carport and shed: 48m<sup>2</sup> (approx.) Year built: 1976 (approx.) EER: 1.5UV: \$498,000 (2023) Disclaimer My Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.