

**15 Withnell Circuit, Kambah, ACT 2902**



**Sold House**

Monday, 23 October 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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**\$1,207,000**

An interstate move has provided a great opportunity to embrace an easy care single level lifestyle with this remarkable property. Set on a large 942m<sup>2</sup> block surrounded with immaculate gardens, this residence boasts four bedrooms, two living areas and a sensational in-ground swimming pool with a stunning outdoor entertaining area. Set in an unbeatable location, with space to relax and room to grow, this is a home families will fall in love with. Generous formal and informal living areas ensure versatility for the whole family. The formal lounge and dining space can be closed off to create a haven from busy family life. The kitchen has an outlook to the stunning pool providing the opportunity to watch over the kids whilst cooking a family meal. It is also complete with an induction cooktop, updated appliances and granite benchtops. The home is fully equipped for Canberra's cold Winters and warmer Summers with ducted gas heating, evaporative cooling, a split system, a wood fireplace as well as ceiling fans in two bedrooms, the living room and in the outdoor entertaining area. Parents will love the master suite and stylishly updated ensuite, while the rest of the family can unwind across three more bedrooms all complete with built-in robes. Outside is where core family memories are made. Summers spent splashing in the solar heated pool and family gatherings in the expansive entertaining area will ensure your home is the entertainment hub for family and friends for years to come. There is a lush green lawn creating a great play area for kids and pets, along with an enormous outdoor entertaining area perfect for any family gathering. This is all surrounded by the beautifully and immaculately maintained gardens that are blooming in the beautiful Spring sunshine. The property has many bonus features including its ample extra parking and storage space, its 9.6kw solar system, sprinkler system in the lawn and a newly installed heat pump hot water system. It is set in a prime location with Mt Taylor just around the corner, Woden just over the hill and Tuggeranong CBD a short drive. Schooling options are plentiful and the local shops are close by.

Features: • Ducted gas heating • Evaporative cooling • Split system in living room • Ceiling fans • Wood fireplace • Solar - 9.6kw • Induction cooktop • Pyrolytic oven • Newly resurfaced pool • Newly installed heat pump hot water system • Ample extra parking space • Block: 942m<sup>2</sup> • Living: 166m<sup>2</sup> • EER: 3.5 stars • Rates: \$3,345 per annum • Land tax (investors only): \$5,777 per annum • Constructed: 1986

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.