

# 16 Chirnside Circuit, Kambah, ACT 2902



## House For Sale

Sunday, 10 December 2023

16 Chirnside Circuit, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 705 m2

Type: House



Jonathan Irwin

## Offers over \$849,000

Irwin Property is delighted to present this tastefully renovated, family friendly home in one of Tuggeranong's most popular suburbs. With multiple upgrades and the extension already done, all that's left to do is move in and enjoy!

**THE HOME**The home features a generous timber deck entrance which opens into a light filled formal entry. The living spaces include a large living room and dining room adjoining the kitchen. The modern kitchen features ample cupboard and bench space as well as a gas cooktop, dishwasher and separate pantry. There's also a handy vantage over the rear yard ideal for keeping an eye on the kids at play. All four bedrooms include built-in robes, with the huge main bedroom featuring a newly renovated luxury ensuite and direct access onto the deck. The renovated main bathroom features a bathtub, handy storage and a separate toilet. Keeping you comfortable all year round is Rinnai gas heating, Fujitsu split system air conditioning and ceiling fans in each bedroom. In addition to secure parking, the garage offers plenty of space for a workshop or storage and there's gated parking available on the driveway. The centrepiece of the rear garden is the mature Sweetgum tree providing lovely shade throughout the warmer months. The huge rear deck offers plenty of space to entertain and relax. Being completely flat the garden is easy to maintain and is ideal for pets and kids.

**THE LOCATION**This quiet pocket of Kambah is set amongst the suburbs multiple sports ovals and is close to the Kambah Adventure Playground, Kambah Village Shopping Centre and Carleton Street Shops. There's an amazing choice of schools, both private and public within a short drive plus convenient access to the Tuggeranong Town Centre (7 mins), Woden CBD (12 mins) and Civic (15 mins).

**FROM THE OWNER**'Growing up in the Kambah area, I spent time cycling along trails and loving summer swims in the river. What attracted me to this home was its peaceful location, a familiar and quiet neighbourhood, complemented by a spacious garden featuring a charming Sweetgum tree as the centrepiece. The back deck provides such an amazing space to enjoy the nature of the yard. Families have complimented the versatility of the home. The home has been well cared for, with the main bathroom being renovated in 2017, a renewed ensuite in 2022, new carpets were installed throughout the home in 2019 along with a new AC unit and ceiling fan upgrades throughout the home. This was always a potential family home for us in Canberra, but since our move to Perth, it is time to pass this home onto someone else to enjoy!

**SUMMARY** Timber deck entrance Open plan living & dining room Updated kitchen with gas cooktop, dishwasher & view over the garden Renovated family bathroom with bathtub & separate toilet Impressive master bedroom with luxury ensuite Rinnai gas continuous hot water Freshly painted exterior & decks Flat fully fenced block with established gardens Entertaining deck with retractable awning Large single garage 3 mins to Kambah Village Shops & Carleton St Shops 7 mins to Tuggeranong & 12 min to Woden town centres Rates: \$705 per quarter Living: 143m<sup>2</sup> Garage: 30.75m<sup>2</sup> Block: 705m<sup>2</sup> Build: 1975 Extension: 2017 EER: 1 All figures are approximate For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.

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