

# 16 Forrest Place, Kambah, ACT 2902

MY MORRIS

## Sold House

Thursday, 9 November 2023

16 Forrest Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 1071 m2

Type: House



Zac Morris

0432141648

**\$840,000**

Under offer prior to first open home - contact Zac 0432 141 648 My new owners will love: -  
Sited on an expansive block of 1071m<sup>2</sup> at the end of a quiet cul-de-sac -  
Extensive car accommodation - 6m x 6m carport plus double garage -  
New solar system and ducted reverse cycle heating and cooling -  
All the renovations complete - simply move in and enjoy! With all the hard work complete, the buyers of this home can simply move in and enjoy the beautiful renovations and lifestyle on offer. Tucked away at the end of a whisper quiet cul-de-sac, there is easy access to a variety of local amenities, parks, children's playgrounds, sporting facilities and just a short drive to Woden and South. Point Tuggeranong. Sited on a 1071m<sup>2</sup> block, the home has been positioned to maximise external space without compromising on privacy. Step outside into your own personal retreat - relax and unwind on the generous covered deck while the children play and explore the expansive gardens complete with established plantings, trees and veggie gardens. My features include: • Fully renovated three-bedroom home in a quiet cul-de-sac • Great location nearing local amenities and Woden and Tuggeranong Shopping Precincts • Renovated kitchen with stone benches, gas cooktop, dishwasher and plantation shutters • Generous main bedroom with built in robes and Luxaflex duet blinds • New ducted reverse cycle heating and cooling installed for year round comfort • New solar system installed • Expansive rear gardens with established trees and plantings, olive trees, wicking bed veggie gardens and more • Extensive car accommodation with 4 car carport and additional double garage My lifestyle: • 10-minute walk to Namadgi School • 11-minute walk to Jenke Centre with cafe and other amenities • 5-minute drive to Mt. Taylor Reserve and walking trails • 12-minute drive to Woden Town Centre • 7-minute drive to South. Point Tuggeranong My specifics: Living size: 107m<sup>2</sup> Block size: 1071m<sup>2</sup> Year built: 1976 UV: \$544,000 Rates: \$2,891 p/a Land tax: \$4,245 if rented 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.