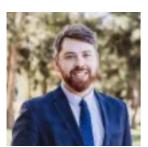
## MY MORRIS

## 16 Forrest Place, Kambah, ACT 2902 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 648My new owners will love: - Sited on an expansive block of 1071m2 at the end of a quiet cul-de-sac-2Extensive car accommodation - 6m x 6m carport plus double garage -2New solar system and ducted reverse cycle heating and cooling-IAII 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 1071m2 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: ●②Fully renovated three-bedroom home in a quiet cul-de-sac • 2 Great location nearing local amenities and Woden and Tuggeranong Shopping Precincts • ? Renovated kitchen with stone benches, gas cooktop, dishwasher and plantation shutters • IGenerous main bedroom with built in robes and Luxaflex duet blinds • INew ducted reverse cycle heating and cooling installed for year round comfort • 2 New solar system installed • 2 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 garageMy lifestyle: ● 210-minute walk to Namadgi School ● 211-minute walk to Jenke Centre with cafe and other amenities ● 25-minute drive to Mt. Taylor Reserve and walking trails ● 212-minute drive to Woden Town Centre ● 27-minute drive to South.Point TuggeranongMy specifics: Living size: 107m2Block size: 1071m2Year built: 1976 UV: \$544,000Rates: \$2,891 p/aLand tax: \$4,245 if rentedMy 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.