

17 Brownsmith Crescent, Kambah, ACT 2902

Sold House

Friday, 25 August 2023



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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1040 m2

Type: House



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Contact agent

Tucked away in a sought-after pocket of Kambah, this free standing three-bedroom home is easy living packed with potential. Well positioned on a large, elevated 1,040m² (approx.) block, perfect to live in while planning a future extension or upgrades, or simply move in and enjoy. With parkland close by and only a short walk to Mt Taylor Nature Reserve, parks, and the nearby cafe, this property is all about lifestyle and location.

FEATURES

- Huge 1,040m² (approx.) block
- Three spacious bedrooms, two with built-in robes
- Spacious formal living and dining areas
- Centrally located kitchen with adjacent meals area
- Additional family room
- Large, covered pergola area, great for entertaining
- Separate laundry
- Updated main bathroom with separate toilet
- Reverse cycle air conditioning units in living room and main bedroom
- Sprawling backyard with in-ground swimming pool
- Garden shed
- Brand new carpets throughout
- Double carport
- Walking distance to Mt Taylor, parks, and nearby café
- Short drive to Kambah Village Shopping Centre, South.Point Tuggeranong, The Canberra Hospital, Southlands Shopping Centre and Westfield Woden
- Close to Taylor Primary School and Namadgi School

STATISTICS (all figures are approximate)

EER: 1.0
Home Size: 115m²
Carport: 33m²
Land Size: 1,040m²
Land Value: \$600,000 (2022)
Construction: 1981
Rates: \$606 per quarter
Land Tax: \$1,673 per quarter (only applicable if not primary residence)
Rental Range: \$630 - \$650 per week