

17 Crozier Circuit, Kambah, ACT 2902

MY MORRIS

House For Sale

Thursday, 9 November 2023

17 Crozier Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 782 m2

Type: House



Zac Morris

0432141648

\$950,000+

My new owners will love: - Designed by highly-regarded architect Gary Willemsen - Extensive floor to ceiling glass throughout for endless natural light - Raked ceilings and clerestory windows add character - Perfect location just a stone's throw to Murrumbidgee Golf Course and Urambi Hills Known for their timeless and iconic architecture, Willemsen designed homes are scattered throughout the capital and are synonymous with solar passive orientation, outdoor connection and sustainability. With endless light-filled living at the forefront, the Willemsen design uses extensive floor to ceiling glass as a way to bring the outdoors in. The considered north-east aspect of this home ensures gorgeous natural sunlight through the living spaces, kitchen and bedrooms, while raked ceilings enhance the feeling of space and add character throughout. With all the hard work complete, the new owners can move in and simply enjoy the beauty of the home and the convenience of its location. If you have been looking for a gorgeous property that offers something a little special, be sure to inspect 17 Crozier Cct, Kambah. My features include: • Architecturally designed three-bedroom ensuite home • Positioned in a quiet loop street nearing walking trails and nature reserves • Stunning kitchen with stone benches, stainless steel appliances, 900mm induction cooktop, Miele dishwasher and reverse osmosis water filter • Split system heating and cooling installed • Oversized main bedroom with walk-in-robe, ensuite bathroom and adjoining study • Spacious secondary bedrooms include free-standing wardrobes (included in the sale) • New high performance UPVC double glazed windows to the bedrooms • Solid timber flooring installed throughout • Large covered rear deck perfect for entertaining year round • Mounted projector with ethernet connection to the living room • Stunning established gardens with an array of native plantings featuring olive, loquat, lemons, oranges, kangaroo apple, pomegranate and feijoa trees • Double garage and plenty of off-street parking options • Second driveway for rear access for camper, boat or trailer My lifestyle: • 500m to the Murrumbidgee Golf Course • 1km to the Urambi Hills Nature Reserve & Bicentennial Trail • 1.5km to Kambah Adventure Playground • 850m to Carleton Street shops with Cafe, Hairdresser, Take Away and Boutique stores • 2-minute drive to St Thomas the Apostle Primary School • 3-minute drive to Namadgi School • 8-minute drive to South Point Tuggeranong • 11-minute drive to Woden Town Square My specifics: Living size: 139m² Block size: 782m² Year built: 1975 UV: \$508,000 Rates: \$2,921 p/a Land tax: \$4,840 p/a (if rented)