

17 Malcolm Place, Kambah, ACT 2902

Sold House

Thursday, 18 April 2024



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Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 1920 m2

Type: House



Tyran Murphy
0428036790

Contact agent

Positioned at the base of Mount Taylor, this contemporary family residence has been designed to provide absolute comfort and space inside, while maximising the full size of the block to offer a breathtaking outdoor entertaining area. The large block has allowed for the ultimate design when it came to outdoor living, with multiple zones being created to maximize use all year round. Firstly, you have the undercover outdoor alfresco and dining area, equipped with Rinnai outdoor heating. Nearby is the built-in bespoke seating area and fishpond. To the right-hand side of the block a garden area has been established with its own greenhouse and irrigation system, as well as areas to place a table and chairs and look out onto the surrounding mountains. Further up is the breathtaking resort-style pool area, equipped with its very own covered alfresco with lighting and fan. This area is ideal for outdoor lounges and dining while being able to enjoy the pool in full view. Across from the pool area is the scenic seating area installed with its own firepit, perfect for winter get togethers. Additionally, you have a large, grassed area with plenty of space for sports, trampolines, or even picnics. Finally at the very rear of the block is the large storage shed, ideally located on the secondary driveway that runs off the nearby reserve, this access also allows for you to be able to walk over to Mount Taylor easily. The elevation of the block allows you to capture views of the Brindabella's from multiple points. Inside, the kitchen features a functional open-plan design that flows seamlessly into the outdoor alfresco area – made easier by the bi-fold doors that open up between the two spaces. The kitchen has been finished immaculately, with custom joinery throughout, (extra wide draws, handleless faces, soft closing), as well as a large 60mm stone benchtop. Fixtures include a 900mm induction cooktop and Electrolux dual ovens, as well as a fully equipped butlers pantry with dishwasher and sink. The main living room is flooded with natural light thanks to the large, double-glazed windows from multiple aspects, additional comfort is provided by the electric fireplace. The secondary lounge room located off the dining room is well sized and includes access to the front-facing balcony. Complimenting the living rooms is the herringbone-laid wood-look tiles throughout. The home is further elevated by electric blinds. For the ultimate movie-watching experience, downstairs features a home theatre room with black-out curtains, sound system and film projector installed. Accommodation includes 4 bedrooms upstairs and a 5th bedroom/home office downstairs. The main suite upstairs is simply outstanding, offering multiple comforts not seen in many residences. Providing ample space, the room includes a electric fireplace, outstanding views, 3 metre high ceilings and your own private balcony. From the bedroom, you enter the oversized dressing room that includes ample storage and a central buffet. The ensuite again is oversized and features designer features throughout, such as floor-to-ceiling porcelain tiles, freestanding stone bathtub, underfloor heating, recessed shelves, secluded toilet and shower. The large double vanity includes large cupboards and draws, as well as above counter stone basins and mirrored shaving cabinets. The other three bedrooms upstairs include extra high ceilings seen throughout the rest of the house, as well as large built-in robes. Servicing these bedrooms is the main bathroom and powder room. The main bathroom, like the ensuite, feature floor to ceiling porcelain tiles, standalone bathtub with recessed shelf and black fittings to finish. Downstairs the home office/5th bedroom is well sized and offers multiple uses such as working from home, an office for a small business or even using it as a 5th bedroom or guest bedroom. The adjacent bathroom only makes the above options even easier. The home is serviced by a separate laundry room that has been finished with floor to ceiling tiles, quality cabinets and wooden shelves plus external access to the clothesline. A standout feature is certainly the large three car garage, the open space allows for the storage of all kinds of vehicles and/or general storage. Running off the garage is the versatile storage room that is ideal for a workshop. All the landscaping has been done for you, with quality retaining walls and garden beds all installed, as well as a range of trees and shrubs planted and ready to grow into their full potential over the coming years. Ideally positioned within the Tuggeranong Valley, the home is within close proximity to multiple town centres including Woden and Tuggeranong, easy access to the city is also provided by the parkway. Local shopping is at the nearby Kambah Village or even the Erindale Shopping Centre. Kambah is known for its access to nature, with multiple reserves through the suburb, popular ones include Kambah Pools where you will find walking trails, BBQ areas and the Murrumbidgee River. Closer by you have access to Mount Taylor, which provides a great walk to the peak. Features: 4 bedrooms plus large home office/5th bedroom – plus adjoining bathroom Daikin heating and cooling system Security cameras Home cinema room with block out curtains, sound system and projector Three car garage with separate storage room Magna swimming pool with heat pump French Lay Pattern Travertine Pool Tiles Ducted vacuum 15000 litre water tank and irrigation systems Outdoor alfresco with built in seating and fire pit Double glazed windows Fully landscaped with quality retaining walls and garden beds Luxury main bedroom suite with dressing room, ensuite and private

balconySolar system: Total 22.88kw system across 36 panels Dining space with built in bar with stone bench tops
Figures:Energy Rating: 5 stars out of 6 Rates \$3,861Land tax \$6,874Internal living 318m2Garage 75m2Total:
393m2Block size 1920m2