

19 Downward Place, Kambah, ACT 2902

MY MORRIS

House For Sale

Tuesday, 14 May 2024

19 Downward Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Sandy Morris

0420380895

\$695,000+

My new owner will love: My single level offering on a low maintenance block My renovated and light filled interior My well-equipped kitchen with induction cooktop, Bosch dishwasher and pyrolytic oven My ducted heating and cooling, split system and ceiling fans My fabulous location just a short walk to the Wanniasa shopping centre This renovated three-bedroom courtyard home is a great opportunity for those that are looking to downsize but not keen on paying body corporate fees. Sited on a 435sqm flat block in a quiet cul de sac location the present owner has thought through the renovations and now the new owner can just move in and enjoy. Internally, there are two light filled living spaces and adjacent to the family/meals area the kitchen now includes an induction cooktop, Bosch dishwasher and pyrolytic oven. All bedrooms have built in robes with mirrored robes in bedrooms one and two. The bathroom has been decorated in neutral tones with floor to ceiling tiles and a separate bath and w/c. Comfort is ensured throughout the seasons with ducted gas heating, ducted evaporative cooling, a split system to the main living area and multiple ceiling fans. Externally, the covered outdoor area will be perfect for entertaining family and friends; there is a grassed area for children to play, a garden shed for storage and side gate access to the rear garden. Car accommodation is provided by a single carport and there are off street parking options. My features include: Lovely single level three-bedroom courtyard home Separate living area with sliding door access to rear garden Renovated kitchen with induction cooktop, Bosch dishwasher and pyrolytic oven Generous main bedroom with built in robes. Well sized Secondary bedrooms both freshly painted Newly renovated bathroom decorated in neutral tones with a separate bath, floor to ceiling tiles, updated vanity and separate w/c Ducted heating, evaporative cooling and a split system to the living area ensures year-round comfort Good sized internal laundry Car accommodation is provided by the single carport with rear gate access to the garden Private and landscaped garden with a shed for external storage Covered outdoor area – perfect for entertaining family and friends Enviable location just a short distance to Kambah Village, Wanniasa shops, and ease of access to Drakeford Drive leading to Woden, Tuggeranong and Canberra City Sales specifics: Rental estimate: \$550 - \$570 p/w (approx.) Living size: 107.82m² (approx.) Carport: 22.95m² (approx.) Year built: 1986 (approx.) Rates: \$2263 p/a (approx.) EER: 3.0 UV: \$355,000 (2023) Disclaimer 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.