

19 Lyall Crescent, Kambah, ACT 2902

LUTON

House For Sale

Saturday, 10 February 2024

19 Lyall Crescent, Kambah, ACT 2902

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1106 m2

Type: House



Kelsey Tracey
0261763448

Auction

Kelsey Tracey from Luton Properties is proud to present to the market 19 Lyall Crescent, Kambah. This exceptional 1106m² block offers prospective buyers more value, versatility and more investment return than your standard free-standing home. With a combination of five bedrooms, two bathrooms and four car accommodation split across a house and granny flat. Located in a highly sought after pocket of the suburb surrounded by phenomenal walking tracks and short distance to public transport, local schools, and Kambah Village Shops, this is an opportunity not to be missed. The finer details: Living size (house): 102m² Living size (granny flat): 75m² Garage size: 45m² Carport size: 38m² EER (house): 1.5 Stars Block size: 1106m² Key features of the house: - A spacious and open plan lounge/dining with sliding door access to the covered entertaining area, creating a wonderful indoor to outdoor flow- Modern kitchen with island bench, electric cooktop, dishwasher and fantastic storage options- Three bedrooms that are all generous in size with built in robes- Renovated family bathroom with separate bath, modern vanity and separate w/c - Split system heating/cooling for year round comfort- LED lighting - Expansive entertaining deck with built in storage, the perfect space for hosting even the largest of family gatherings- Established rear garden with a variety of plantings, feature shade tree and plenty of space for children and pets to play- Car accommodation provided by the double garage, double carport and additional off street parking options Key features of the granny flat: - Light and bright open plan living area with a split system for comfort- Modern kitchen with high end appliances including electric cooktop and dishwasher as well as an abundance of bench and cupboard space- Combined bathroom/laundry with frameless shower screen and a bath tub- Two bedrooms both generous in size with built in robes- Split system heating and cooling- Private deck overlooking the neighbouring park land Auction | 12:00 pm Saturday, 2nd March 2024, On site To register your interest, please call Kelsey on 0414 422 824.