

2/35 Livingston Avenue, Kambah, ACT 2902



Sold House

Monday, 14 August 2023

2/35 Livingston Avenue, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Andrew Thorpe
0402017912



Ben James
0448445841

\$810,000

Now is the time to say goodbye to your landlord and hello to your new home with this recently finished contemporary home, that has ample storage and space for the whole family to enjoy! With an open living/meals area, a kitchen that is designed for entertainers, generously sized bedrooms and in an exceptional location, there has never been a better time to call Kambah home. Upon entering the single level home, you'll notice a fabulous floor plan, with no steps, that makes day-to-day living a real pleasure. The beautifully appointed kitchen connects directly to the living space, with eye catching yet durable hybrid flooring featured throughout these areas. The kitchen, a hub for culinary creations, spoils you with stone bench tops, quality stainless steel appliances and loads of storage, so the chef of the home will be in their happy place. A perfect blend of luxury and practicality, the master bedroom suite is accompanied by a large walk-in robe and spacious ensuite. The secondary bedrooms have loads of storage too, while the family bathroom complements the ensuite and offers space for all to prepare for the day with stunning 600mm floor to ceiling tiles, a floating vanity, deep soaking bath, a walk-in shower with shower niche, and a separate toilet. Then say goodbye to weekends spent on yard work because the courtyard and gardens are designed and landscaped for low maintenance living and are an ideal venue for outdoor gatherings and summer barbecues. No matter the season, you'll always enjoy the perfect temperature indoors with a ducted reverse cycle air conditioning system and double glazed windows, allowing you to create a comfortable ambiance throughout the year. The exceptional location ensures convenience is also at your doorstep. With arterial roads just around the corner access to both Tuggeranong and Woden Town Centres is mere minutes away. Numerous schools are within easy reach including Wanniasa and St Anthony's Primary Schools, Wanniasa High School, Trinity Christian School, St Mary MacKillop School, and Erindale and Tuggeranong Colleges. Your morning coffee and cake is just a stroll away at the Wanniasa Shops and Kambah Village just a few minutes drive as are the bigger centres of Tuggeranong and Woden. The area also boasts an array of popular parks and playgrounds. In conjunction with 35A, these homes also present a fantastic opportunity for multigenerational families to enjoy separate living within close proximity. Don't miss out on the opportunity to call this magnificent property your home. EER 6.0 Why this dual occupancy home is solely for you: * Modern, warm and inviting three-bedroom, ensuite home completed in 2023* 315m² block (approx.)* Perfect for family living* Entrance hall with cloak cupboard* Comfortable main living area with durable hybrid flooring* Gleaming kitchen is thoughtfully put together to create a pleasant cooking experience, and appointed with ample soft close and handleless cabinetry, 40mm stone benchtops, a breakfast bar, a Fisher & Paykel 900mm oven, a ceramic cooktop and a Bosch dishwasher* Three spacious bedrooms, each featuring a modern neutral colour palette, and all with storage* Welcoming master bedroom with a walk-in robe and a spacious ensuite with floor-to-ceiling tiling, a generous shower, a floating vanity and toilet* The family bathroom complements the ensuite and offers space for all to prepare for the day with stunning 600mm floor tiles, a floating vanity, deep soaking bath, a walk-in shower with shower niche, and a separate toilet* The laundry offers plenty of storage with lots of built-in cupboards* A Samsung ducted reverse cycle air conditioning system and double glazed windows assist in creating a comfortable internal environment* iStore 270L heat pump hot water system* Low-maintenance courtyard garden with a garden shed and 2000lt water tank* Vehicle accommodation is by way of a single attached carport