

# 2 Apperly Close, Kambah, ACT 2902



## House For Sale

Thursday, 16 November 2023

2 Apperly Close, Kambah, ACT 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Greg Sadil

## Offers Over \$1,200,000

Perched high on a generous 1292m<sup>2</sup> corner block with enchanting views southwest towards the Brindabella's and directly across from Urambi Hills nature reserve, it's popular nature and walking trails including The Bicentennial National Trail and around the corner from Learmonth playground and pond. A colonial designed family home in the highly sought after Gleneagles Estate precinct showcases a full-length front verandah, alluring formal and informal living areas and triple garaging. Winding brick pathways meander through a private landscaped haven complete with gazebo, pergola and BBQ facilities ideal to facilitate an effortless outdoor lifestyle. A freestanding single garage is perfect for the car or boat enthusiast or easily converted to gym, showroom, studio, kid's play area or home office. Four generous bedrooms are complete with mirror robes and a walk-in robe off a segregated master suite. A huge ensuite is complimented by a step up corner spa and colonial styled fixtures and fittings. A sprawling lounge-dining area is designed for indulgent, practical entertaining and formal gatherings, whilst the open plan family meals area caters to the growing family's requirements. A well appointed, practical timber kitchen comes equipped with generous cupboard and bench space, including a walking-in pantry, Smeg dishwasher, gas hotplates and granite bench top. An easily accessible double garage under the roofline is protected from the elements by a full length verandah and accessed through both sides of the home. Designed for family living and crafted for convenience, there is still plenty of scope to add your own personality and designer touches. With plenty of living and garden space, great block, prestigious precinct, stunning views, 3 car garaging and immediate access to nature, there is a lot to like about this home. Highlights

- Elevated Colonial designed home with full length verandah
- 4 bedroom ensuite family home
- Extra study
- Mirror robes in 3 bedrooms and walk in robe off the master, large ensuite with corner spa
- Separate entry
- Expansive lounge - dining area
- Huge family - meals area with upright gas heating
- Timber kitchen with Smeg dishwasher, gas cooktop, underbench oven and granite benchtops. Large walk in pantry
- Laundry with external door opening onto service area
- Well appointed bathroom, separate toilet
- Ducted gas heating
- Double garage under the roofline with automatic doors
- Spacious freestanding single garage with auto doors
- Private fully fence backyard with gazebo, pergola and BBQ area
- Huge 1292m<sup>2</sup> block
- Elevated location across the road from reserve and views towards to the Brindabellas