

2 Kemp Close, Swinger Hill, ACT 2606

Sold Townhouse

Wednesday, 13 September 2023

2 Kemp Close, Swinger Hill, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 124 m2

Type: Townhouse



Mikaela Chan
0416772767

Contact agent

Set in a quiet cul-de-sac, this charming, single level, freehold family home is located in the highly sought after enclave of Swinger Hill, minutes away from Woden Town Centre. Canberra Hospital is close by, and the proposed new tram stop makes this the ideal location for an easy commute into the city. It's only a short walk to Swinger Hill shops with great restaurants and convenience stores. A spacious and tastefully appointed home, it is north facing with floor to ceiling windows ensuring the multiple living areas are bathed in sunlight throughout the day. Its higher-than-average ceilings give an added feeling of space. All three bedrooms including the large master have built-in wardrobes. The second bedroom has its own ensuite bathroom and there is another separate bathroom and toilet. The stylish kitchen sits perfectly in the centre of the dining and entertaining areas. The large, private sundrenched deck and entertaining area is the perfect place to spend quality time with family and friends. The ducted and zoned air conditioning system ensures ideal temperature control all year. The grounds have been expertly landscaped with easy care gardens mixed with established and mature trees which provide privacy and shade. The large, enclosed garage with internal access to the interior has space for a large car as well as an ample storage area. There is plenty of visitor parking. Don't miss your opportunity to secure a magnificent home!

FEATURES

- Single level home in sought-after Swinger Hill
- Northern aspect providing loads of natural sunlight
- Multiple living and dining areas
- Stylish kitchen with quality appliances
- Three spacious bedrooms, all with built-in robes
- Two-way bathroom, with access from master bedroom and hallway
- Separate toilet
- Second bedroom with ensuite
- Ceiling fans in all bedrooms
- Separate laundry with good storage
- Large, private, north-facing decked entertaining area
- Ducted, zoned reverse cycle air conditioning
- Easy care gardens with established and mature trees
- Single garage with internal access and automatic door
- Walking distance to The Canberra Hospital
- Close to Swinger Hill shops, Southlands shopping centre, Woden Town Centre and Woden Bus Interchange
- Quality schools nearby, including Mawson Primary School, Marist College and Melrose High School

WHAT THE SELLERS LOVE ABOUT THE HOME

1. The tiny birds (spotted pardelotes) that play in the in the large Japanese maple outside the kitchen.
2. The sunshine that streams through the house.
3. The three separate indoor and outdoor living spaces.

STATISTICS (all figures are approximate)

EER: 3.0 Home Size: 124m² Garage: 27m² Land Size: 404m² Land Value: \$544,000 (2023) Rates: \$880 per quarter Land Tax: \$1,539 per quarter (only applicable if not primary residence) Construction: 1987 Rental Range: \$680 - \$700 per week