

# 2 Maidment Place, Kambah, ACT 2902

## House For Sale

Thursday, 16 May 2024



2 Maidment Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 717 m2

Type: House



Anthony McCormack  
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## Auction

This well-maintained home offers a practical layout with a spacious living and dining area, three generous bedrooms, a large shed and a fully fenced back garden. Situated on a sizeable block, there's nothing to do but move in and enjoy the quiet neighbourhood and leafy outlook. The home is situated within easy walking distance to local schools, shops and the Urambi Hills Nature Reserve, and the close proximity of Drakeford Drive and Tuggeranong Parkway ensures an easy commute to Tuggeranong, Woden or the city. This is the perfect opportunity to enter the property market or to invest in a wonderful three-bedroom home.

**FEATURES**

- Low maintenance family home in a quiet cul-de-sac
- Freshly painted throughout and new carpet in bedrooms
- Huge 12m x 4.5m shed with automatic roller door, LED lighting and 15A circuit
- Corner block with side access
- Three generously sized bedrooms, two with built-in wardrobes
- Efficient kitchen layout with plenty of cupboard space
- Open plan living and dining area
- Updated bathroom with separate toilet
- Good sized separate laundry
- Recently updated ceiling, wall and under floor insulation
- Reverse cycle air conditioning unit in living room
- Ceiling fans in all bedrooms
- Top of the range family-size heat pump electric hot water system
- Deck and pergola area for outdoor entertaining
- Large, fully fenced backyard
- Northern aspect from the rear
- Walking distance to Urambi Hill Nature Reserve, local parks, and IGA, Namadgi School, St Thomas the Apostle Primary School, ovals, and Kambah Adventure Playground
- Short drive to Tuggeranong and Woden Town Centres
- Easy access to all areas of the city via nearby Drakeford Drive and Tuggeranong Parkway

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. Lovely green outlook with lots of birdlife
2. Plenty of room for kids and pets to play
3. Low heating and cooling costs and plentiful hot water
4. Close to everything including only 20 minutes' drive to the city

**STATISTICS** (all figures are approximate)

EER: 4.0 Living Area: 100m<sup>2</sup> Garage: 54m<sup>2</sup> Land Value: \$498,000 (2023) Land Size: 717m<sup>2</sup> Construction: 1980 Rates: \$820 per quarter (2023) Land Tax: \$1,410 per quarter (2023)