

2 Tiernan Place, Kambah, ACT 2902



Sold House

Friday, 29 September 2023

2 Tiernan Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 790 m²

Type: House

\$780,000

Conveniently positioned upon a 791m² level corner block and making the most of stunning surrounds, this exceptional home is bursting with features that will delight first home buyers, downsizers or those looking to downsize. Step up, step inside and step upon floating timber floorboards that are complimented by contemporary window furnishings and a neutral colour theme flowing through out. The home comprises of a generous L-shape lounge and dining room together with a meals room. The kitchen overlooks the expansive covered outdoor entertaining area and connects the formal dining room to the outdoor living space. Electric and gas cooking appliances are supported by a large preparation space together with a full pantry and abundance of overhead and under bench storage. The three bedrooms are separated from the main living and are generously sized and feature plenty of natural light, creating a warm and inviting atmosphere. Two include built-in robes and the additional storage is made available within the full-size laundry and linen closet. Adults and children alike will be inspired by the air-conditioned, sound treated and fully lined double metal garage, which provides the perfect quiet place for work from home, hobbies, crafting or making childhood memories and creative play. The expansive backyard offers a private retreat for outdoor gatherings, gardening, harvesting, or simply basking in the sunlight. Create unforgettable memories with friends and family in this inviting space. A gentle stroll will have you starting the day with a coffee in hand from Wanniasa shops at the local shops and a quick loop down to Lake Tuggeranong, a play in the multiple adventure playgrounds and appreciating the picturesque Brindabella Mountain views. Commuting to work or exploring nearby is a breeze, thanks to its convenient access to major roads and highways. Public transportation that includes immediate access to major business hubs is available nearby. Allow your first home, downsize or investment dreams to become a reality at 2 Tiernan Place, Kambah. Private inspections are most welcome and can be arranged by simply reaching out to Lisa Silberberg on 0416227666.

The Perks:

- Lounge room, dining and meals
- 3 bedrooms, two with robes
- Double metal garage conversion + double carport
- U-shaped driveway with multiple access points to the gardens
- Flat, level corner block
- Covered outdoor entertaining areas
- Honeycomb blinds and quality window furnishings
- Floating timber floorboards and neutral colour theme
- Double garage conversion, fully lined with sound control and air conditioning
- Reverse cycle heating and cooling
- Instant gas hot water
- Full pantry, overhead storage and breakfast bar
- Electric cooking appliances
- Surrounded by quality homes
- Close to quality schools
- Easy access to main arterial roads
- Access to main business districts with close public transport

The Numbers:

- House 102m²
- Double Metal Garage 40m²
- Double carport
- Block 791m²
- Land Tax: \$5229 per annum approx (if rented)
- Rates: \$3090 per annum approx