

20 Weavell Place, Kambah, ACT 2902



House For Sale

Wednesday, 12 June 2024

20 Weavell Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 954 m2

Type: House



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Auction 29/06/2024

Nestled on a tranquil looped street in a private battle-axe position, this stylishly renovated 3-bedroom residence is perfect for young families or anyone seeking a home with ample space, seclusion, and elegance. The sellers have done a fantastic job renovating this home, sparing you the effort and ensuring your next move is effortless. Situated on a substantial 954m² RZ2 block that backs onto a nature reserve, this property offers plenty of room for future expansion and development potential. Upon entering, you'll immediately notice the abundant natural light and earthy, neutral colours that fill the space. The attention to detail is evident throughout, from the warmly inviting bamboo timber floors to the brightly lit, lovingly presented living areas. The bathroom and laundry feature charming barnyard doors, enhancing both aesthetics and space efficiency. The luxurious bathroom showcases white floor-to-ceiling tiles and a stone benchtop vanity with timber joinery. It includes a frameless shower screen and a walk-in shower equipped with both a rainfall showerhead and a secondary detachable showerhead. The cleverly positioned bath behind the shower allows for dual use of the space, while stylish black accents and tapware add a modern touch. For year-round comfort, the home is equipped with ducted gas heating and ducted evaporative cooling. The spacious bedrooms feature VJ panelling on the walls plus ceiling fans for added comfort. The fully renovated kitchen, located at the heart of the home, includes 40mm benchtops, tiled subway splashbacks, ample cabinetry, a gas cooktop, a dishwasher, an electric oven, and a range hood. The breakfast bar, adorned with pendant lights, overlooks the family area. The seamless indoor-outdoor connection from the family room to the rear Stratco insulated pergola enhances the sense of space. The large modwood deck is perfect for entertaining guests, watching the kids play in the level rear yard, or enjoying the private garden and picturesque nature reserve at your doorstep. For those who love their toys, there's plenty of space for cars, caravans, boats, or trailers. The large 95m² metal garage can easily accommodate four large cars and includes space for a workshop or bar. Additionally, there's a double carport, ample off-street parking, and enough room to park a trailer, caravan, or boat. The location is superb, with close proximity to parks, playgrounds, multiple schooling options, and within walking distance to Wanniasa shops. This neat and tidy residence offers an abundance of features to love, making it the perfect first home for young families and first-time buyers.

The Lifestyle:

- Mt Taylor Nature Reserve moments away
- Taylor Primary School & Namadgi High School
- Close to Wanniasa & Kambah Shopping Centre
- Short commute to Woden Town Centre
- Easy access to South Point Shopping Centre
- Walking trails, parks, schools & cafes

The Perks:

- Prized battle axe block, backing onto a serene nature reserve.
- RZ2 block offers future development potential.
- 3-bedroom single-level design, perfect for young families.
- Spacious and sunlit living areas, enjoying abundant natural light.
- Bamboo timber floors throughout with quality carpet in bedrooms.
- Dimmable LED lights for customizable, brighter living.
- Large modern renovated kitchen with ample storage and sleek design.
- Gas burner cooktop, dishwasher, oven, and range hood included.
- Renovated bathroom featuring a semi-frameless shower, niche shelving, and a bathtub.
- Well-sized bedrooms, each with built-in robes for ample storage.
- Separate toilet and laundry with rear yard access.
- Ducted gas heating and ducted evaporative cooling for year-round comfort.
- Two reverse cycle split systems for additional climate control.
- Ceiling fans in bedrooms to enhance comfort throughout the year.
- Private setting that is child and pet-friendly.
- Beautiful outdoor entertainment area with a covered Stratco pergola, LED lights, and outdoor fans.
- 95m² metal garage that can accommodate four cars plus room for a workshop or bar.
- Ample off-street parking for boats, trailers, and caravans.
- Additional shade sail carport accommodating two cars.
- Secured yard with a mix of Colourbond and wood fencing.
- Child and pet-friendly backyard, safe and secure.
- Easy access to nature reserve and parkland, perfect for enjoying the great outdoors.

The Numbers:

- Total internal living: 106.34m²
- Garage: 95m² approx.
- Block: 954m²
- Rates: \$2,595 p.a. approx.
- Land Tax: \$4,079 p.a (investors only)
- Land Value: \$460,000 (2023)
- Build: 1976 approx.
- EER: 1.5 Stars