

# 21 Chirnside Circuit, Kambah, ACT 2902

MY MORRIS

## House For Sale

Tuesday, 14 May 2024

21 Chirnside Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 836 m<sup>2</sup>

Type: House



Zac Morris

0432141648

**\$795,000+**

Situated on a large block of 836m<sup>2</sup>, with all the hard work done on renovations, new owners can simply move in and enjoy or further improve. This light and airy three-bedroom, two-bathroom home has been revamped throughout to include a new ensuite and study nook to the main bedroom, updated kitchen, new carpets, and fresh paint as well as a newly installed ducted heating and cooling system and solar panels. Stay comfortable year-round with the benefit of cheaper power bills while reducing your carbon footprint. With two spacious living areas, there's plenty of room for relaxation. Nicely aspected with floor to ceiling glass throughout, the home is filled with lovely natural light and the floorplan has been improved from its original to include a new built in LG washer/dryer suite for all your laundry needs. An updated kitchen done in sleek black and white tones sits at the heart of the home and includes a new benchtop, gas cooking, fantastic storage space, and dishwasher. Enjoy your breakfast or morning coffee on the breakfast nook backing on to the dining area. Three bedrooms are ample sized. Bedroom two offers a quiet place to work or study with a large corner study and the main bedroom has a built-in study nook perfect for working from home. With two bathrooms, mornings are a breeze, and everyone has their own space to get ready. To the rear, the large, covered deck overlooks the expansive leafy garden, with plenty of space for children and pets to play and explore. Being on a 836sq metre block means further extensions or a second dwelling can be built on this block and given a separate title, providing the flexibility to add further value to this home. Location wise, 21 Chirnside Cct is close to arterial roads and an easy 20 mins into the City, 10 mins to Woden or 5 mins to Tuggeranong, Kambah Pools or Mount Taylor being convenient for life while still on the doorstep of Canberra's best nature reserves. While being on a quiet loop street, adjacent to parkland, playing fields, local schools, Kambah shops, local IGA and Adventure Park also make it a winner for families. If you have been searching for a well located home, with all the hard work done and fabulous extras, be sure to inspect 21 Chirnside Cct, Kambah. Features include:- Three spacious bedrooms- Main bedroom with study nook, ensuite and full wall of built in robes- Two spacious living areas- Updated kitchen with breakfast bar- New ducted reverse cycle heating and cooling system for year-round comfort.- Newly renovated ensuite bathroom with floor to ceiling tiles and quality fixtures- New central heating and cooling system for year-round comfort- New solar panels and r6 insulation batts installed for cheaper power bills- New carpets and freshly painted walls- Generous covered deck perfect for entertaining- Large 836 sq metre block- Large double metal garage with storage room to the rear- Ample parking for up to five vehicles- Fabulous location 20 mins to the City, 10 to Woden and 5 to Tuggeranong - Vacant and move-in ready, you can occupy between exchange and settlement