

22 Chirnside Circuit, Kambah, ACT 2902

LUTON

Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 697 m2

Type: House



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Very conveniently located with immediate access to arterial roads and close proximity to local shops and schools, this three-bedroom Kambah property has been extended to provide abundant living space and storage. The home has been well-loved and maintained, with renovations and extensions to suit changing needs. There are three bedrooms (two with built-in wardrobes) and are served by the attractive renovated bathroom with bathtub and separate toilet. At the front of the home is the welcoming lounge/dining room with dual aspect windows, while segregated at the rear is the very spacious and light-filled family room with full height windows all around providing a lovely outlook to the rear garden and plenty of space for a separate living and meals area. The updated central kitchen with 4-burner gas stove and dishwasher incorporates a discreet open laundry, giving this area plenty of bench space and warm-toned cabinetry including a pantry. Off the family room at the rear are extra rooms that offer versatile utility/storage space which can be used for whatever the owners may need very handy additional room for, including perhaps a quiet study/ home office setup. Year-round indoor comfort is provided by ducted gas heating and evaporative cooling. The outdoor living is another attractive feature of this property, with a covered patio for alfresco entertaining, and a secure and private rear yard with easy-care established gardens and ample space for children and pets to run around. Car accommodation is in the oversized single garage with internal access. Features: Convenient location with easy access in/out - Close proximity to three schools, two gyms, Woolworths and local GP Dentist and Osteo - Extended home offering abundant living space and storage - Segregated living and dining areas - Sunny and spacious family room with lovely outlook to the garden - Large main bedroom and two additional bedrooms - Renovated bathroom - Renovated kitchen and open laundry providing good bench and storage space - Additional versatile storage/utility rooms which could be used for a quiet study - Good size secure and private rear yard with established gardens - Covered patio for outdoor entertaining - Oversized single garage with internal access - Short drive to Southpoint shopping centre - Surrounded by ovals, bicycle paths and reserves - Rental appraisal of \$625 to \$675 per week EER: 1 Land Size: 697m² Living Size: 121m² (approx.) Land Rates: \$2,594 p.a (approx.) Land Value: \$460,000 (approx.)