

23 Brownsmith Crescent, Kambah, ACT 2902

House For Sale

Friday, 8 March 2024



23 Brownsmith Crescent, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Tom Ellis

0412622006



Ashleigh Curtis

0262886277

Auction 6th April 10.00am

This generously proportioned four bedroom ensuite home is located in a sought after pocket of the suburb on the gentle slopes of Mt Taylor with a pleasant outlook to the Brindabella Mountains. All the new owners will need to do is move in and enjoy this home as it has been lovingly renovated and maintained over the years by the owners. The floor plan incorporates a large kitchen with an island bench that opens into the family room. Separate formal lounge and dining rooms are ready for entertaining. The bedrooms are a generous size with plenty of cupboards and the main bedroom is slightly away from the others. The bathroom and ensuite are in great condition with a much deeper than average bath! Ducted gas heating will keep you cosy and warm in the winter time and the evaporative cooling will take care of the warmer summer months. The established gardens are private and secure with plenty of room for children to play and a BBQ with family or friends. There is plenty of parking with an oversized double carport with remote door located in front of the double garage. This space is so versatile, it could be an enormous workshop or storage area or the ultimate man cave! A must to see for those who are looking for great value in a family home that doesn't need extra money spent on it. Features include:- Ducted gas heating- Ducted evaporative cooling- 900mm oven- Five burner gas hotplate- Large open plan living areas- Instant gas hot water- Private secure gardens- Covered pergola- Double carport- Double garage Living area: 184sqm approx Block size: 844sqm approx Rates: \$2,955pa approx Land Tax: \$4,919pa approx (if rented) Buyers note: The carport is unapproved.