

# 25 Lawrence Crescent, Kambah, ACT 2902

## House For Sale

Friday, 3 May 2024



25 Lawrence Crescent, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 684 m<sup>2</sup>

Type: House



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## Auction 23/05/2024

Step into this impeccably presented home and instantly feel the spaciousness, natural light, and refined style. Situated in a coveted dress circle location, tightly held and surrounded by quality homes, this residence offers unbeatable views of the Brindabellas and Mt Taylor, making it perfect for family living, both indoors and out, requiring no additional investment. Renovated with meticulous attention to detail, the open-plan layout showcases a designer kitchen featuring natural stone benchtops and top-of-the-line appliances, including an AEG electric cooktop & oven, Elica Kuadra Island rangehood, and SMEG dishwasher. The use of timber joinery, feature panelling, and striking tiled splashbacks adds to its sleek design. The generously sized living room offers luxury and comfort for both entertaining and relaxation. Additional features include ducted reverse cycle air conditioning, European Oak timber flooring, quality carpets in the bedrooms, and elegant plantation shutters. The home boasts an impressive 4-star Energy Efficiency Rating (EER), with added insulation, double glazed windows, and a 13.3kW solar power system, ensuring minimal energy consumption and cost savings. With four spacious bedrooms, each with built-in wardrobes and picturesque views, along with a rear sunroom perfect for a home office or play area, there's ample space for the whole family. The main bedroom features a walk-in robe and space for a king-size bed. Luxurious amenities adorn the bathrooms, including backlit LED mirrors, rainfall shower heads, floating vanities, and floor-to-ceiling tiles. The second bathroom even boasts a beautiful freestanding bathtub for a tranquil retreat. Outside, the 683m<sup>2</sup> property offers endless opportunities for enjoyment and relaxation, with a sprawling grassed area ideal for children, surrounded by low-maintenance garden beds. A generously sized double garage with a workshop area provides ample storage for vehicles and outdoor equipment. Positioned within walking distance of Mt Taylor Nature Reserve, local cafes, shops, schools, and with easy access to nearby amenities, including the Tuggeranong and Woden districts, this home offers both convenience and tranquility in an exclusive, tightly held location.

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

**The Perks:**  
Captivating dress circle location  
Unbeatable views of Brindabellas and Mt Taylor  
Meticulously renovated with attention to detail  
Designer kitchen with top-of-the-line appliances  
Spacious living room exuding luxury and comfort  
Ducted reverse cycle air conditioning for year-round comfort  
European Oak timber flooring and quality carpets  
Elegant plantation shutters throughout  
Impressive 4-star Energy Efficiency Rating (EER)  
13.3kW solar power system for cost savings  
Four spacious bedrooms, 3 with built-in wardrobes  
Rear sunroom ideal for home office or play area  
Luxurious bathrooms with backlit LED mirrors and rainfall shower heads  
Freestanding bathtub for tranquil relaxation  
Expansive backyard with sprawling grassed area  
Low-maintenance garden beds enhancing natural beauty  
Generously sized double garage with workshop area  
Walking distance to Mt Taylor Nature Reserve, cafes, and shops  
Easy access to Tuggeranong and Woden districts  
Exclusive and tightly held location surrounded by quality homes

**The Numbers:**  
Total internal living: 133.75m<sup>2</sup>  
Sunroom: 11.02m<sup>2</sup>  
Total Living: 144.77m<sup>2</sup>  
Garage: 43.80m<sup>2</sup>  
Block: 684m<sup>2</sup>  
Land value: \$502,000 (2023)  
Rates: \$715.50 p.q (approx.)  
Built: 1975  
EER: 4 Stars