

**26 Vansittart Crescent, Kambah, ACT 2902**

**MY MORRIS**

**Sold House**

Friday, 23 February 2024

26 Vansittart Crescent, Kambah, ACT 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Zac Morris

0432141648

**\$900,000**

My new owners will love:-  
• The clever U-Shaped layout and architectural design  
• The beautiful renovations throughout the home  
• The wonderful location in an ever-popular suburb  
Architecturally designed and renovated throughout, this four-bedroom ensuite home is perfect for families looking to upsize into a great location. With all the hard work done, the new owners can move in, enjoy and add their own touches at their leisure. The U-Shaped design has been constructed around a central courtyard. With large windows on all sides of the home, this clever arrangement filters natural light into the interior throughout the day, and the positioning ensures that summer heat is minimised. The covered central courtyard acts as an extension of the internal living space, promoting a seamless connection from the indoors to the outdoors. Offering 170m<sup>2</sup> of living area, there is plenty of segregated space for the whole family. Positioned on a generous plot of 879m<sup>2</sup>, the rear gardens are secured with Colorbond fencing and feature a lush, grassed space and established plantings. The corner block positioning makes possibilities endless with room to extend, further improve or redevelop in the future. If you have been looking for a beautifully finished family home with special architecture, be sure to inspect 26 Vansittart Crescent, Kambah. My features include:  
• Renovated kitchen with dishwasher, stainless steel appliances, great cupboard and drawer storage and large fridge space  
• Light filled living area with floor to ceiling sliding doors and fireplace for winter ambience  
• Split system heating and cooling units installed throughout for year round comfort  
• Generous main bedroom with full wall of built in robes and ensuite bathroom  
• Renovated family bathroom with separate toilet  
• Expansive rear garden secured with Colorbond fencing  
• 13.3kw solar system installed with 10kw inverter  
My specifics: Living size: 171m<sup>2</sup> Block size: 879m<sup>2</sup> Year built: 1976 UV: \$539,000 Rates: \$3,048 p/a Land tax: \$5,134 p/a (if rented)