

29 Lyall Crescent, Kambah, ACT 2902



House For Sale

Tuesday, 19 March 2024

29 Lyall Crescent, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 978 m2

Type: House



Jonathan Irwin

Offers over \$795,000

A golden opportunity to secure a prime piece of real estate in a tightly held pocket of Kambah. Brimming with potential, this solid brick and tile home set on a large block in a whisper quiet street is sure to appeal to renovators or those looking to build their dream home.

THE HOME The home is an original, solid brick and tile split level design sitting square to the boundaries. The upper level comprises of a covered entry, three bedrooms - the main with ensuite plus a family bathroom with bathtub and separate toilet. The lower level comprises the original kitchen, separate laundry and three spacious living areas - a meals/family room adjacent to the kitchen, living/dining room with vaulted ceilings and sunroom with a wet bar. In need of renovation, the home is a blank canvas with great bones. Optimise the solid fundamentals of the existing structure or knock down and build your dream home from scratch. The size and location of the block offers a number of advantages with a gentle slope and a wide frontage to reward your investment.

THE LOCATION This delightfully quiet section of Kambah is enveloped by Cooleman Ridge Nature Reserve which is a popular place for bush walking, mountain biking and horse riding. A hike to the peak of nearby Mount Arawang offers spectacular views. Another favourite amongst locals is the Murrumbidgee Golf Course with it's beautiful mountain backdrop. This northern pocket of Kambah is always highly sought after with a no traffic lights drive into the City and ease of access to Tuggeranong and Woden town centres, it's easy to see why homes here are tightly held.

SUMMARY Renovation ready solid brick & tile home
Spacious split level design
3 living spaces - family/meals, living/dining & sunroom with wet bar
Spacious kitchen with practical layout
Main bedroom with ensuite
Family bathroom with bathtub & separate toilet
Ducted evaporative cooling
Gas heating
Inground swimming pool
Covered pergola
Double metal garage with large workshop
Off street parking for 2 vehicles - boat/caravan/trailer
4 mins to Kambah Village Shops, Carleton St Shops/Cafe & Murrumbidgee Golf Club
4.7km to Tuggeranong CBD & 6.9km to Woden CBD
Build: 1979
Pool & sunroom addition: 1988
Living: 167.5m²
Garage/workshop: 56m²
Block: 978m²
Rates: \$815 per quarter
EER: 0.5
All figures are approximate
For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.

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