

3 Grieve Place, Kambah, ACT 2902

LUTON

House For Sale

Friday, 15 March 2024

3 Grieve Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 815 m2

Type: House



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\$800,000

Welcome to 3 Grieve Place, Kambah, where modern comfort meets serene living on an expansive 815m² block. This beautifully renovated home offers three spacious bedrooms, each adorned with convenient built-in wardrobes, ensuring ample storage space for all your needs. Step inside to discover an inviting open-plan layout seamlessly connecting the kitchen, dining, and living areas. The heart of the home, the kitchen, boasts contemporary finishes and quality appliances, perfect for whipping up delicious meals while entertaining guests or enjoying family gatherings. Natural light floods the space, creating a warm and inviting ambiance throughout. Venture outside to the backyard oasis, with an easy to maintain large yard with great outdoor decking and cosy fire-pit, offering the ideal setting for outdoor relaxation and entertaining. Whether it's hosting a barbecue with friends or watching the kids play safely in the expansive yard, this backyard is sure to become your favourite retreat. Conveniently located in the sought-after suburb of Kambah, this property offers proximity to local amenities, including schools, parks, shops, and public transport, ensuring all your lifestyle needs are met with ease. Don't miss your chance to call this renovated gem home and experience the perfect blend of modern living and natural beauty. Schedule your inspection today and make 3 Grieve Place your new address.

Property Features: 3 Bed | 1 Bath | 2 Car Accomodation
Three spacious bedrooms with built-in wardrobes
Newly renovated kitchen, with electric cooking and ample storage space
Open planned living & dining room
Generously sized renovated main bathroom with bathtub, large shower and seperate toilet
Large block with a private leafy backyard
Gas ducted heating throughout
New ceiling fan in the main bedroom
Split system aircon unit in the living room
Newly built lock-up double garage and carport
Renovated laundry with external access
Large driveway with additional parking space
Easy access to Tuggeranong Parkway
Close to local schools & shopping centres
Block Size: 815m² Living Size: 106m² Garage: 48m² UV: \$485,000 Rates: \$2,790 approx. annually Land tax (If rented): \$4,533 approx. annually Land Zoning: (RZ1) Built: 1977 EER: 2 Stars

Suburb Snapshot: Kambah is Canberra's biggest suburb and is packed with facilities for comfortable suburban living. Nestled beside Mount Taylor, there are ample opportunities to get out and enjoy the great outdoors, like a refreshing dip at Kambah pool - either with or without your swimmers - or a hike up Mount Taylor, and the kids will get a kick out of Kambah Adventure Playground. Kambah Village is the central shopping hub, with other smaller shops and facilities dotted throughout the suburb, or shopping mall South. Point is not far away in Tuggeranong. Love a potato scallop? Kambah takeaway joint Little Theo's is the best place in town to enjoy a piping hot, crispy, potato treat. Locals include a diverse mix of families, professionals, retirees and students.

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