

**3 Kidman Close, Kambah, ACT 2902**

**maloneys**

**House For Sale**

Thursday, 21 March 2024

3 Kidman Close, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 530 m2**

**Type: House**



Philip Kouvelis  
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**offers over \$710,000**

WOW what a fabulous first home and even ready to move into straight away !!Don't miss the opportunity please.The owners have ensured that this property will sell quickly as there is not a thing to do.Courtyard style 3 bedroom home on a 530 sqm block.Freshly painted throughout plus fully landscaped gardens.As an added bonus there is an enclosed garden room off the dining/family room. 3 bedrooms with built ins Living room Dining room Enclosed garden room Modernised kitchen with lots of cupboards and meals area Ducted reverse cycle air conditioning Solar hot water and Solar power on the roof (some electricity relief) New blinds and curtains Rear pergola Fully landscaped front and rear gardens Enclosed rear garden with colorbond fencing Garden shed 2 car garaging (1 auto 1 manual door plus another auto door at the rear).Block 530 sqmHouse 103 sqmSunroom 20 sqmGarage 37 sqmEER 1This property is separate title (no body corporate fees).Vacant and ready to move into as soon as you settle.Please note some photos have been "styled".Inspections outside of open homes please contact Philip Kouvelis 0412622420email [philip@maloneys.com.au](mailto:philip@maloneys.com.au)Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.