

**3 Mcrae Place, Kambah, ACT 2902**



**House For Sale**

Saturday, 10 February 2024

3 Mcrae Place, Kambah, ACT 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 833 m2**

**Type: House**



Symon Badenoch  
0412898690



Lucia Marzano  
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## **Auction 5/3/24**

Built in 2020, this modern 4 bedroom house is located in a quiet cul de sac and is the perfect location to relax and unwind. With a lovely sunny, tiled north facing living area, adjoining the large contemporary kitchen equipped with stainless steel appliances including a dishwasher and oversized pantry. The versatile floor plan offers many options. The main bedroom is segregated at the front of the home and offers a walk-through robe and large ensuite. At the back of the property there is a second living area near the 4th bedroom which could be used as a teenagers retreat, second living area or study/work from home area. There is a lovely covered alfresco off the living area, which makes the perfect spot for entertaining. The home has great energy efficiency features such as solar electricity, solar hot water, grey water system, rain tank, strategically placed living area and double glazing throughout. There is ducted reverse-cycle air conditioning throughout the home for year-round comfort. Kambah is surrounded by bushland as well as being located close to Kambah Adventure Playground, numerous schools, Kambah Village Shopping Centre, Mount Taylor Nature Reserve, Kambah District Playing Fields, Tuggeranong Hyperdome, parks and so much more. Property Features Include: • 4 bedroom house • Ensuite to main bedroom • Ducted reverse cycle air conditioning • Dishwasher • Induction cooktop • Double glazed windows • Solar panels • Solar hot water • Automatic grey water system from rain tank • Double garage with internal access & remote. The hard work has been done! Don't miss this great opportunity for easy, efficient living in Kambah. • EER: 5.5 • Built: 2020 • General Rates: \$3,362 approx pa • Land Tax: \$5,844 approx pa • Residence: 162sqm • Block: 833sqm • Garage: 36sqm Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.