

# 3 Meredith Circuit, Kambah, ACT 2902

LUTON

## Sold House

Friday, 1 September 2023

3 Meredith Circuit, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 833 m<sup>2</sup>

Type: House

## Contact agent

Located in a sought after pocket of Kambah, in the last street adjacent to parkland and in view of the golf course, this home offers a peaceful family environment along with complete privacy. If you are looking for a spacious and comfortable home in a quiet and convenient location, look no further than this 4 bedroom property. This unique design offers two large living areas, a family friendly kitchen, a master bedroom with ensuite and a further three bedrooms, two with built-in robes. There is also a separate office space. The home also features a built in pool, large covered deck and personal sauna. Parking is easy with a double garage, additional carport, and plenty of off street parking. Gardening is kept to a minimum with the home, pool and courtyard utilising most of the block. Ideally located opposite Urambi hills nature reserve there is opportunity to discovering nature trails and enjoy walks in the fresh air with family and friends. Being adjacent to the Golf course is just one more drawcard. A short drive will find you at lake Tuggeranong with playgrounds, a basketball courts, and a skate park for the kids to have fun. It is also conveniently located near local cafes and restaurant. If you need to go to the city it is a easy drive via the Tuggeranong Parkway. This home is perfect for families who want to live in a quiet and friendly neighbourhood close to local schools, amenities and recreation options. Don't miss this opportunity to own your dream home in this tightly held area Kambah. Features:  Ideal location opposite nature reserve  Complete privacy  Separate living areas for extended family  Large covered deck  Inground pool  Sauna Minimal garden area to maintain Statistics: EER: 0.5 Stars Land size: 833m<sup>2</sup> approx. Land rates: \$ 759p/q approx UCV: \$572,000 approx. Living area: 178m<sup>2</sup> approx. Rental appraisal: \$