

3 Moran Place, Kambah, ACT 2902



Sold House

Wednesday, 13 September 2023

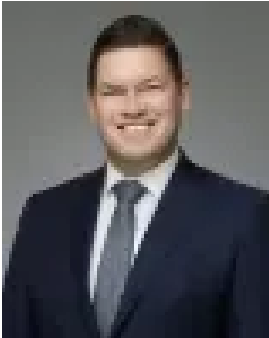
3 Moran Place, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



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\$1,030,000

This unique family home centrally located within a quiet cul-de-sac has incredible views of the Brindabella's and is elegantly framed by cedar windows. Well-appointed and set back to create a private oasis, this warm and welcoming home has sleek floating timber floors that lead into a generous living space. This area is enhanced by natural light, high raked ceilings and double-glazed sliding doors which lead out to an expansive outdoor entertaining area. The flow continues onto an open-plan kitchen, dining and meals area, drenched in natural light with access outdoors, seamlessly blending indoor and outdoor living. The modern kitchen is a great central hub for the family to congregate and has a lovely outlook over the entertainment area and expansive rear garden. The kitchen offers quality features including a large stone island and benchtops with great preparation space with seating for three, plus additional storage. The kitchen also provides a range of stainless-steel appliances, incorporating a brand-new Electrolux steam bake oven. The bedroom wing provides three substantial ground-floor bedrooms with built-in robes serviced by a large main bathroom including a bathtub. Upstairs you will find a spacious master bedroom retreat, with newly renovated ensuite, offering floor to ceiling tiling, a good-sized vanity, double shower with two rainfall shower heads, and a large bathtub. In the backyard you will find a covered entertaining deck with inbuilt lighting; the ideal place to gather with family and friends whilst watching the children and pets play in the large secure yard. This cleverly designed, multi-zoned backyard also includes a private paved section with a large central firepit which can be enjoyed by day or under the stars. Located close to multiple schools, shops and public transport this home is ready and waiting for a new family to enjoy. Features:

- Elevated position in a quiet cul-de-sac
- Views to the Brindabella mountains and Tuggeranong valley
- 4 generous sized bedrooms
- Modern kitchen with stone benchtops and stainless steel appliances, including a new Electrolux steam bake oven
- Timber flooring
- Cedar window frames
- Spacious living areas
- Recently renovated ensuite and laundry
- Double glazed stacker sliding doors from lounge to entertainment area
- Large deck with covered section, shades screens and built in lights
- Built in wardrobes in all bedrooms
- Easy maintained garden with established privacy hedging
- Multi-zoned entertaining areas and backyard with secure fencing - child and pet safe
- Paved entertaining area including firepit
- Solar Panels
- Garden Shed
- Raised vegetable garden beds
- Additional parking, ideal for trailer or caravan
- Instant hot water system
- Braemar Central heating throughout
- Reverse cycle air conditioning upstairs and downstairs
- Crimsafe screens
- 1 garage with auto door plus 2 carports
- Electric roller shutter

Central to Tuggeranong & Woden Shopping Centres, close to a range of attractions, including local shops at Wanniasa and Kambah, Mount Taylor, Lake Tuggeranong, St Anthony's Primary School, St Thomas' Primary School, and Kambah Daycare centres