

3 Salmon Place, Kambah, ACT 2902



Sold House

Sunday, 8 October 2023

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Bedrooms: 4

Bathrooms: 2

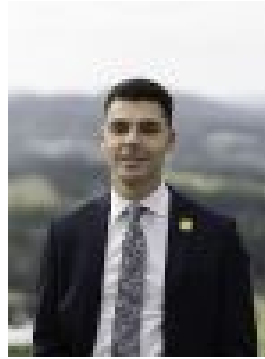
Parkings: 1

Area: 835 m2

Type: House



Alec Brown
0406866007



Kaine Walters
0450146538

\$1,050,000

Wait until you see what lies behind the pretty front garden of this gorgeous home! A recent overhaul has seen it transformed into a modern family entertainer, ready to be embraced and enjoyed by new owners. Occupying an extremely manageable 835sqm corner block, you'll be delighted at the capacity of both the internal and external living spaces to enhance your lifestyle. The interiors are gloriously light filled, with each of the living areas embracing the beautiful new kitchen, and the sense of connection between the zones undeniable. The four bedrooms are tucked away from the living areas allowing for peace and privacy, and you'll adore the way sunshine filters through the plantation shutters here, radiating a calming and homely ambience. Entertaining will be a regular occurrence, especially in the warmer months when guests can spill out on to the large timber deck and marvel at the mountain views while the children swim in the pool. Whether you're upsizing or downsizing, there is much to love about his home! Property features include:

- Stylish neutral scheme
- Plantation shutters
- Timber look floors in living areas
- Gorgeous lounge room with custom built-in cabinetry and a timber feature wall
- Well-appointed skylit kitchen with stone benchtops, ample cupboard space and a servery to the living room
- A laundry adjoins the kitchen and mirrors the same stylish scheme
- Huge living room is bathed in natural light and boasts picturesque mountain views
- Large timber deck extends from the living area, ideal for relaxed entertaining
- Four good-sized bedrooms, three with built-in robes, the master with an ensuite
- Each of the bathrooms reflects an appealing, modern aesthetic
- Ducted gas heating throughout, as well as ceiling fans
- Two separate outdoor areas
- Extremely low maintenance garden surrounds
- Fantastic inground salt water chlorinated pool with a heat pump
- Single lock up garage plus two driveways for additional parking and side access
- 13.3kw Solar roof panels
- Shed
- UV: \$539,000 (2023)
- Rates: \$3,497.48pa
- Land Tax: \$6,101.80pa (Investors only)
- Living: 169.49sqm, Garage: 25.62sqm
- Block: 835
- EER: 3.0

Close proximity to:

- Kambah Village Shopping Centre
- Kambah Adventure Park
- Nature reserves
- Playgrounds
- Local schools
- Southpoint Tuggeranong
- Arterial roads and public transport

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.