

30 Lascelles Circuit, Kambah, ACT 2902

MY MORRIS

Sold House

Thursday, 12 October 2023

30 Lascelles Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Zac Morris

0432141648

\$750,000

One of Kambah's best locations - overlooking neighbourhood playing fields; you can walk without crossing a road to several schools, the Kambah Village Shopping Centre, restaurants, bars, and cafes. Priority catchment zoning for the very sought-after Taylor Primary School. Fantastic privacy on the bend of a quiet loop-street, practically no through-traffic and no neighbours opposite. Expansive 860m² block with full-length rear pergola and covered front-deck, complete with colorbond fencing to the perimeter; perfect for children and pets. Car accommodation provided by double garage and carport plus plenty of off-street parking options. The home has been dearly loved and well-maintained, with large main bedroom, secondary with built-in robes, external awnings, shutters, ducted gas heating, split-system to living and main bedroom, and lovely leafy outlooks from all areas of the home. 30 Lascelles Circuit presents the very best entry level opportunity for astute buyers that appreciate the location and lifestyle that is on offer. My features include:

- Lovely three-bedroom entry level home
- Wonderful location adjacent to the neighbourhood ovals and greenbelt
- Functional kitchen decorated in neutral tones with gas cooktop
- Ducted gas heating and multiple split system units installed for climate control
- Generous main bedroom with built in robes and split system unit
- Updated family bathroom with floor to ceiling tiles, separate toilet and separate shower
- Expansive, covered outdoor entertaining areas to the front and rear
- Generous rear garden secured with Colorbond fencing
- Large double metal garage, additional single carport and off-street parking
- Great location with easy access to Sulwood Drive, Drakeford Drive and Athllon Drive

My specifics:
Block size: 862m² Living size: 102m² Garage size: 35m² Carport: 27m² EER: 1.0 stars UV: \$524,000 Rates: \$2,946 p/a (approx.) Land tax: \$4,898 p/a (if rented)